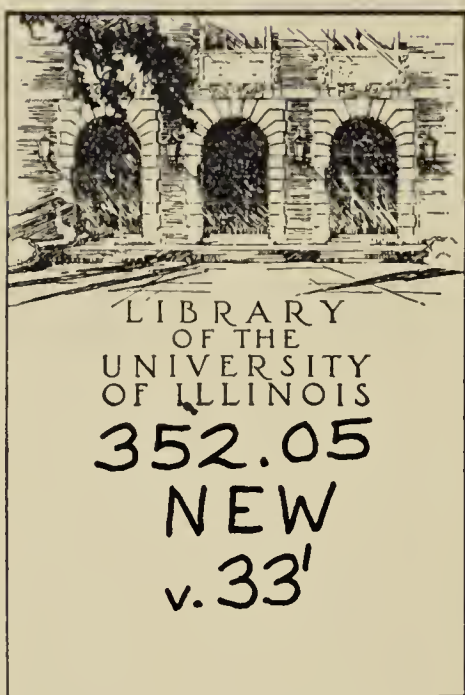
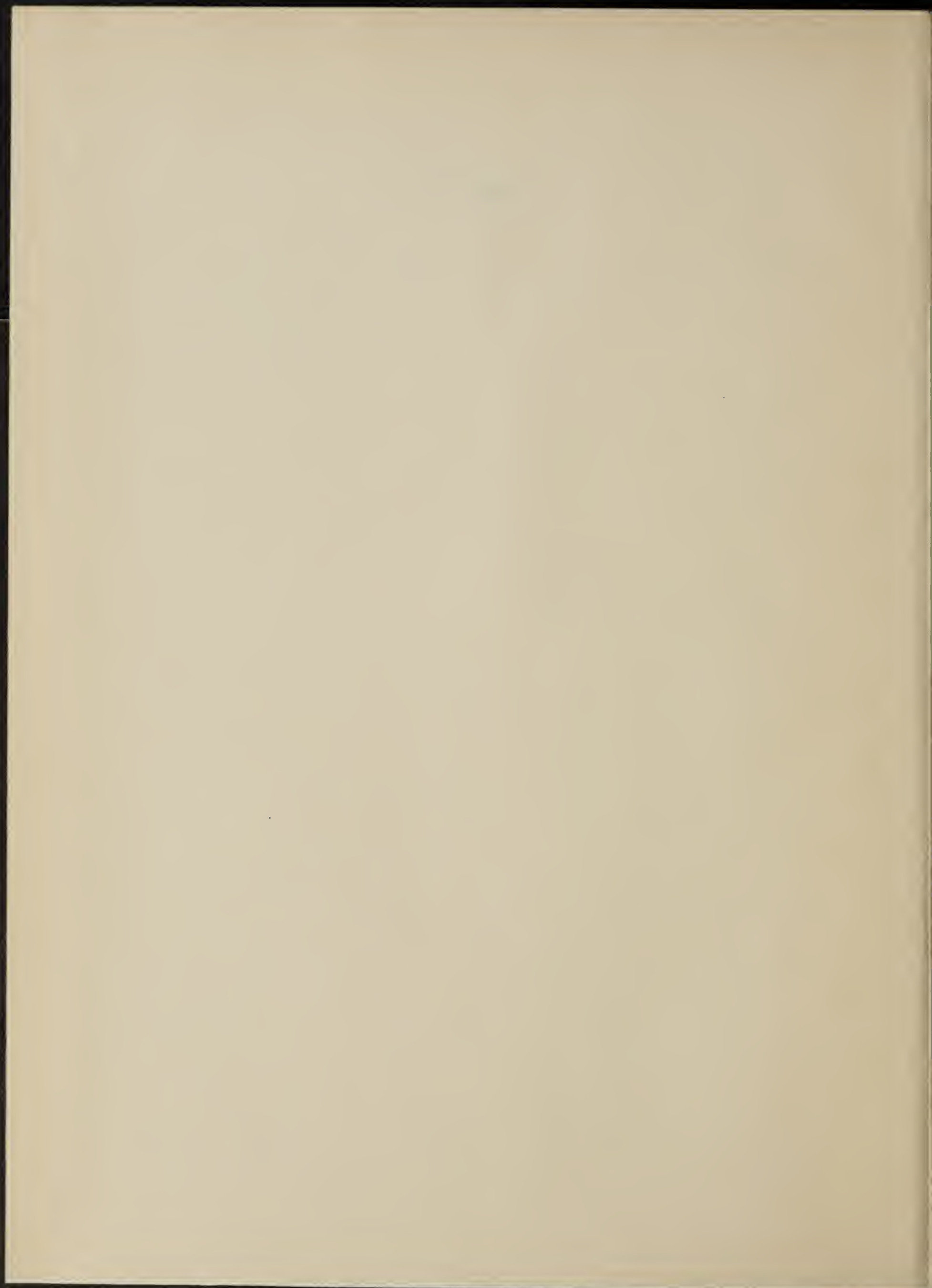
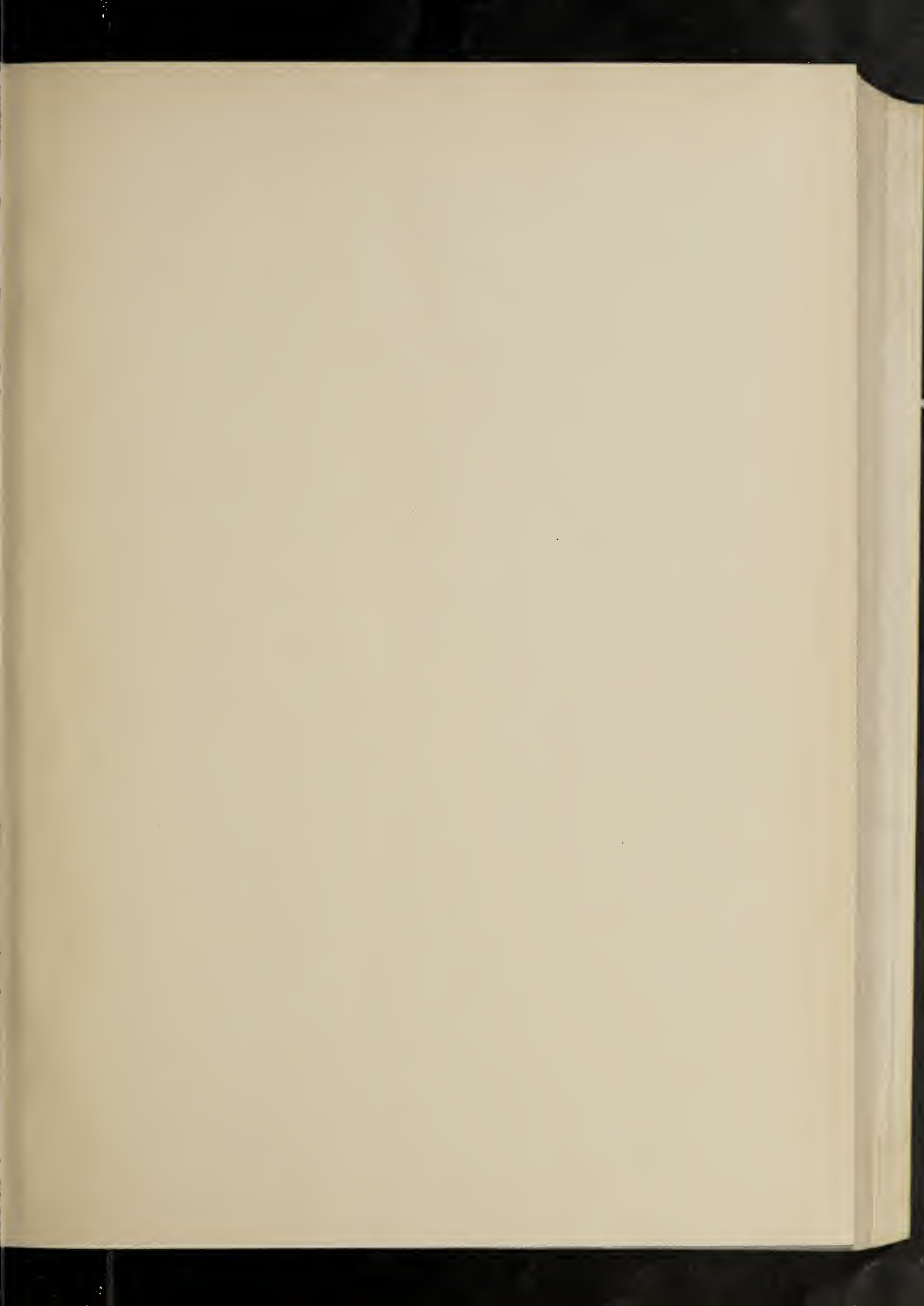
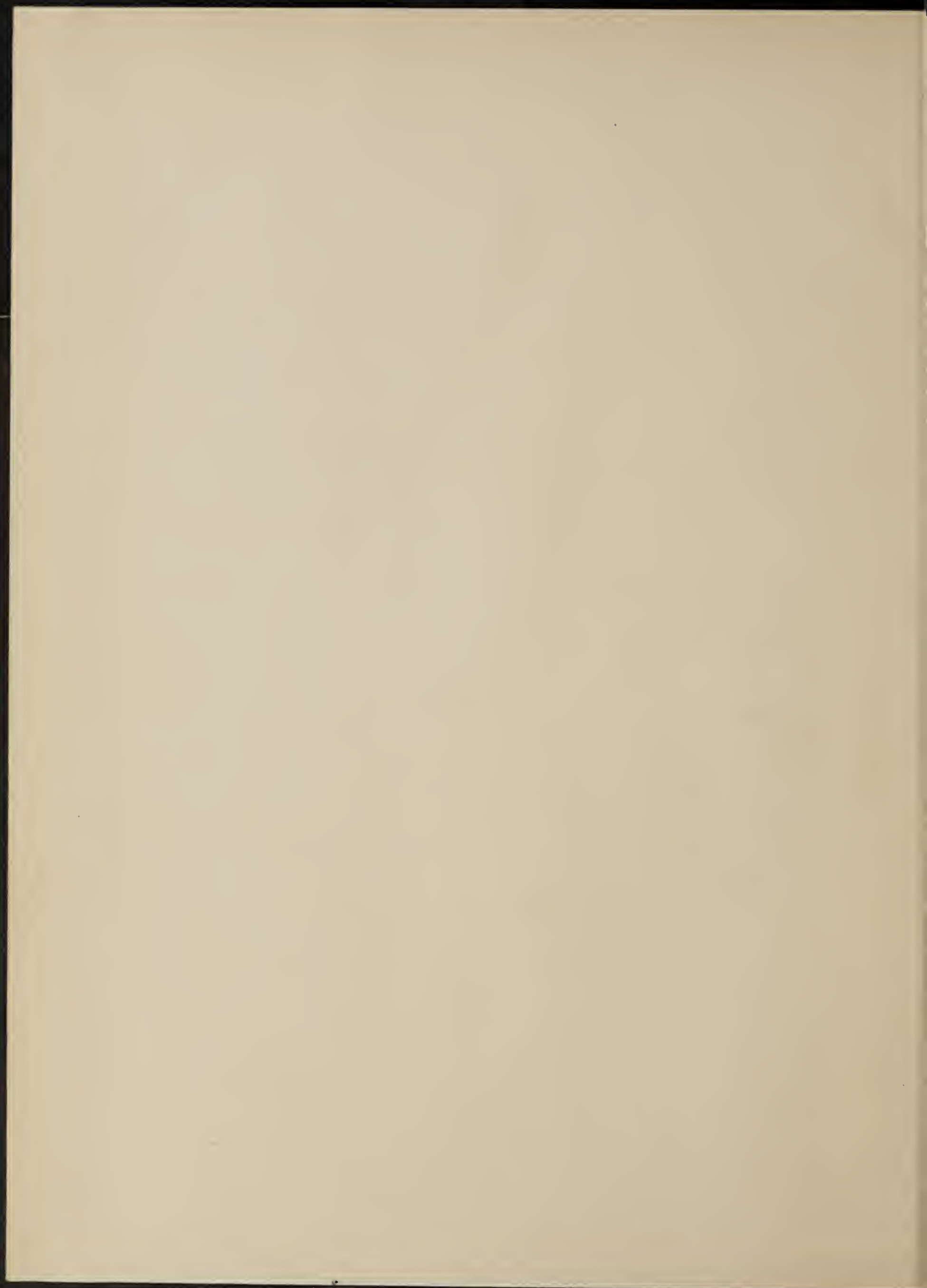


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BULLETIN

OF THE

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BOARD OF STANDARDS AND APPEALS

FEB 5 1948

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No. 1

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

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Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

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1105-47-BZ	H.B.Q.	166-02 to 166-10 Northern boulevard and 42-03 to 42-07 166th street, southeast corner (Block 5397, Lot 14), Flushing, Borough of Queens, Alt. 2998-47.
1106-47-SM		Thermo-Crete Plank (2 inch thick Vermiculite concrete plank), manufactured by Thermo-Concrete Corp., Material.
1107-47-SM		Ferro-Therm Steel Insulation, manufactured by American Flange and Manufacturing Co., Inc., Material.
1108-47-BZ	H.B.Bx.	4506 Furman avenue, northeast corner of East 239th street (Block 5085, Lot 5), Borough of The Bronx, Amendment to Alt. 758-47.
1109-47-A	F.D.	1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx, 45032-LF and Decision.
1110-47-SM		Pomco 2 inch Fuel Oil Fill Box, manufactured by Poissant Manufacturing Corp., Material.
1111-47-BZ	H.B.Bx.	1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx, Amendment to N.B. 111-45.
1112-47-A	H.B.R.	154 South St. Austin's place, south side, 200 ft. west of Bard avenue (1st floor); (Block 142, Lot 23), West Brighton, Borough of Richmond, Alt. 355-47.
1113-47-BZ	H.B.Q.	74-15 Northern boulevard, north side, 50 ft. west of 75th street (Block 1170, Lot 45), Jackson Heights, Borough of Queens, Misc. 7153-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
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Tank Trucks, Gasoline, etc.....	Nov. 24, 1936—Vol. 21, No. 47
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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, January 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

386-47-BZ—Application, April 28, 1947, under sections 7e and 21 of the zoning resolution, of Ernest Alicandri, applicant, on behalf of Harry A. Pollack, owner, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) feet high wall all located in the required rear yard; and present and proposed pergolas located within required setback; premises 4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn.

387-47-A—4700 Surf avenue, northwest corner of Beach 47th street (1st floor); (Block 7036, Lot 1), Borough of Brooklyn.

423-47-BZ—Application, May 7, 1947, under sections 7e and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Chester R. Thomas, owner, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling; premises 67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

424-47-A—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (street floor); (Block 1338, Lot 5), Borough of Brooklyn.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Penacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

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858-47-BZ—Application, August 11, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Dahill Association Inc., owner (John F. Wilson, lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3413-3415 Ft. Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn.

916-47-BZ—Application, October 10, 1947, under section 7e of the zoning resolution, of Rudolf Ludwig, applicant, on behalf of Oscar Bey, owner, to permit in a residence use district, the change in occupancy from storage, workshop, office and showroom to storage of food products, kitchen, office and garage for two (2) motor vehicles; premises 424-426 West 54th street, south side, 300 ft. west of 9th avenue (Block 1063, Lots 45 and 46), Borough of Manhattan.

917-47-A—424-426 West 54th street, south side, 300 ft. west of 9th avenue (1st floor); (Block 1063, Lots 45 and 46), Borough of Manhattan.

980-47-BZ—Application, November 6, 1947, under section 7e of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Solomon Zweig, owner, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments; premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

772-47-BZ—Application of Siegel and Green, applicants, on behalf of Roosevelt Avenue Corp., owner (Queens-Hudson, Inc., lessee), reopened December 2, 1947, under sections 7e and 7i of the zoning resolution, to permit in a business use district, the alteration of existing building and change of occupancy from stores, factory and automobile showroom to stores, automobile showroom and accessory motor vehicle repairs; premises 86-01 to 86-09 Roosevelt avenue and 37-61 to 37-69 86th street, northeast corner (Block 1474, Lot 42), Jackson Heights, Borough of Queens.

964-47-A—659 Fulton street, north side, 90.5 ft. west of Ashland place (cellar); (Block 2095, Lot 57), Borough of Brooklyn.

480-46-SA—Prosperity Economatic Dry Cleaning Unit, Models 6-A and 5-A.

530-47-SM—Universal Fill Pipe Terminal for Fuel Oil.

987-47-SM—Crane Hulbert Drainage Fittings.

946-47-SM—Colonial Welding Co. 275 Gallon Obround Fuel Oil Storage Tank.

824-47-SA—Frigidaire Automatic Washer, Model WJ-60A.

840-47-SM—Fox-Made Protexol Wood Fire Door Assembly (one hour).

355-41-SM—Flintkote Insulation Board Products (reopened June 10, 1947 re amendment of resolution to include Flintkote ½" Coated Asphalt Sheathing Board).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday afternoon, January 9, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1000-47-A—8102—23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn.

984-47-A—64-66 Rutgers street and 250 Cherry street, northwest corner (5th and 6th floors); (Block 255, Lots 23 and 24), Borough of Manhattan.

948-47-A—222-262 West 9th street and 503-519 Smith street, southeast corner (Block 480, Lot 10), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1106-17-BZ—Application of Falk and Orleans, applicants, on behalf of Yord Edwards and Harold St. Hill, owners, reopened November 25, 1947, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of five (5) years, permitting in a residence use district, the conversion of occupancy of part of an existing building to a motor vehicle repair shop; premises 137 Jefferson avenue, north side, 450 ft. west of Nostrand avenue (Block 1827, Lot 82), Borough of Brooklyn.

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

1018-38-BZ—Application of Henry George Greene and J. G. L. Molloy, applicants, on behalf of The Rector, Church Wardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee), reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

568-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Sarah Foxon, owner, reopened July 1, 1947, under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop; premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

630-47-A—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (under section 35,

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General City Law re bed of mapped street—15th avenue).

816-40-BZ—Application of Samuel Rosenblum, applicant, on behalf of Lesmond Realty Corp., owner (Jack Billet, lessee), reopened November 5, 1947, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously denied for temporary term June 10, 1941); premises 2071-2109 White Plains road, west side, from Brady avenue to Maran place, 609-615 Brady avenue and 620-628 Maran place (Block 4286, Lots 1, 54 and 50), Borough of The Bronx.

74-41-BZ—Application of Henry Nordheim, applicant, on behalf of 532 East 137th Street Corp., owner, reopened July 8, 1947, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory; premises 520-532 East 137th street, south side, 180 ft. west of St. Anns Avenue (Block 2264 Lot 29), Borough of The Bronx.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

115-47-BZ—Application, February 4, 1947, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Bulova Watch Co., owner, to permit in a residence use district, the change in occupancy from residence and accessory garage, to laundry and offices; premises 40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens.

1003-47-A—40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

1029-47-A—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

932-47-A—68-50 Clyde street, south side, 40 ft. west of 69th avenue (Block 3204, Lot 26), Forest Hills, Borough of Queens.

998-47-A—1681-1689 Broadway and 955-971 Decatur street, northwest corner (1st floor and cellar); (Block 3426, Lot 1), Borough of Brooklyn.

920-47-A—126-128 Greenpoint avenue, south side, 341 ft. 10 in. west of Manhattan avenue (Block 2563, Lot 26), Borough of Brooklyn.

1005-47-A—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan.

1035-47-A—34-28 21st street, and north side of 35th avenue, from 14th to 21st streets (1st floor); (Block 525, Lot 16), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

336-37-BZ—Application of Stewart and Shearer, applicant, on behalf of the New York Public Library, Astor, Lenox and Tilden Foundations, owners, reopened December 2, 1947, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles; premises 322-328 West 57th street, south side, 275 ft. west of 8th avenue (Block 1047, Lots 44 and 46), Borough of Manhattan.

245-47-BZ—Application, March 12, 1947, under sections 7a, 7c, 7e and 7A of the zoning resolution, of John J. Tricarico, applicant, on behalf of Antonia Spadafina, owner, to permit in a residence and business use district, the following: 1. in the business use district, the erection of a garage for two (2) trucks with a doorway exceeding required width beyond legal distance from residence use district; 2. the erection of a building partly in residence use and partly in the business use district, for the storage and sawing of timber (10 H.P. saw), and the packing of wood, coal and charcoal; 3. the change in occupancy from stable for fifteen (15) horses and hay loft in a residence use district, to the packing and storage for wholesale distribution of kindling wood, coal and charcoal in bags; premises 482 Sackett street, south side, 75 ft. west of Bond street (Bldgs. A, B and C); (Block 430, part of Lot 32), Borough of Brooklyn.

246-47-A—482 Sackett street, south side, 75 ft. west of Bond street (Bldgs. A and C); (Block 430, Lot 32), Borough of Brooklyn.

415-41-BZ—Application of Lama and Proskauer, applicants, on behalf of L. & L. Holding Company, Inc., owner, reopened December 16, 1947, for consideration

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as to extension of term of variance (expired by limitation)—Application, previously granted on condition, for a term of two (2) years, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles; premises 612-634 86th street and 1-7 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

927-22-BZ—Application of Herman Kron, applicant, on behalf of Rogers Place Corp., owner, reopened May 27, 1947, under section 7c of the zoning resolution, to permit in a residence and business use district, the alteration and conversion of occupancy from factory (previously granted by the Board) to restaurant, cabaret and factory; premises 913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79), Borough of The Bronx.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

592-46-BZ—Application of Burke, Morrison and Green, applicants, on behalf of Croyden Realty and Improvement Corp., owners, reopened October 21, 1947, under section 7c of the zoning resolution, to permit in a business use district, the proposed change in occupancy from motor vehicle repair shop, by the erection and maintenance of a building to be used as a showroom, salesroom, and work room for oil burner assembly, and for the storage of more than five (5) motor vehicles used in connection with the proposed business; premises 40-34 Crescent street, west side, 100 ft. north of 41st avenue (Block 407, Lot 37), Long Island City, Borough of Queens.

132-47-BZ—Application, February 14, 1947, under sections 7b, 7c, 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Schuyler American Steam Laundry Inc., owner, to permit in a residence and unrestricted use, C area district, the extension to an existing wet wash laundry, and the construction of a building to be used as a non-storage garage for more than five (5) motor vehicles, without required rear yard; premises 1626 Bronxdale avenue, east side, 325.35 ft. south of Van Nest avenue (Block 4091, Lot 50), Borough of The Bronx.

183-47-BZ—Application, March 3, 1947, under section 7c of the zoning resolution, of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store extending into the residence district, premises 159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue, and 160th street (Block 6831, Lots 22 to 27, inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

342-47-BZ—Application, April 17, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Pfeiffer, owner, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office; premises 1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

548-47-BZ—Application, June 5, 1947, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, to permit in a residence use district, the erection of a

building, using more than the area permitted and without the required rear yard; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

773-47-BZ—Application, August 28, 1947, under sections 7c, 7e and 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Vincent J. Amaticci, owner, to permit in a business use district, the extension of existing accessory building to gasoline service station and the addition of two (2) dispensing pumps and two (2) gasoline storage tanks; premises 3883-3885 East Tremont avenue, east side, 109.33 ft. north of East 177th street (Block 5439, Lots 5 and 6), Borough of The Bronx.

951-47-A—54-82 Broadway and 413-421 Wythe avenue, southeast corner (basement); (Block 2130, Lot 5), Borough of Brooklyn.

999-47-A—55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

350-47-A—1624-1630 East 14th street, west side, 180 ft. south of Avenue P (Block 6776, Lots 16 and 18), Borough of Brooklyn.

839-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

986-47-A—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

380-47-A—45-53 Roebling street and 238-248 North 9th street, southeast corner (2nd floor); (Block 2314, Lot 5), Borough of Brooklyn.

1006-47-A—East side of Blair avenue, 167 ft. south of Shore Drive (1st floor); (Block 5516, Lot 101), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Blair avenue).

887-47-A—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

1066-47-A—207-211 East 37th street, north side, 105 ft. east of 3rd avenue (5th floor); (Block 918, Lot 7), Borough of Manhattan.

1096-47-A—16-18 Jay street, south side, 75.10 ft. west of Staple street (Block 143, Lot 23), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

760-41-BZ—Application of William I. Hohauser, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

513-47-BZ—Application, May 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), to permit in a business use district the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway, and 834-836 Broadway, (Block 1579, part of Lot 26), Borough of Brooklyn.

713-47-BZ—Application, July 23, 1947, under section 7a of the zoning resolution, of Henry George Greene, applicant, on behalf of Henry Hermann, owner (Michael Goldstein, lessee), to permit in a residence use district, the extension of existing use to permit parking and storage of more than five (5) motor vehicles on roof; premises 320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (Block 927, Lot 38), Borough of Manhattan.

829-47-A—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (roof); (Block 927, Lot 38), Borough of Manhattan.

1339-27-BZ—Application of Lama and Proskauer, applicants, on behalf of Israel Rosenblum, owner, reopened May 8, 1945, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

544-47-BZ—Application, May 21, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Queens Hill Realty Corp., owner, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted; premises 138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44) Jamaica, Borough of Queens.

561-47-BZ—Application, June 9, 1947, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Max Horn, applicant, on behalf of William Hassett, owner, to permit

in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted; premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

868-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William Burke, applicant, on behalf of Koepfel Nash, Inc., owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as an automobile showroom, servicing and repairs to motor vehicles, wheel alignment, brake testing, parts department and auto laundry; premises 153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48, and 49), Jamaica, Borough of Queens.

869-47-A—153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 59), Jamaica, Borough of Queens.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

151-42-BZ—Application of Samuel M. Kurtz, applicant, on behalf of Pilgrim Laundry, Inc., owner, reopened October 7, 1947, under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of existing mezzanine; premises 631-649 17th street, northeast corner of 11th avenue and 1102-1138 Prospect avenue, block bounded by 17th street, 11th avenue, Prospect avenue and Terrace place (Block 5255, Lot 1), Borough of Brooklyn.

170-47-BZ—Application, February 26, 1947, under sections 7c and 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Fairmount Garage Corp., owner (Leumas Wares Corp., lessee), to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory; premises 1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Dacchill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

604-47-BZ—Application, June 9, 1947, under section 21 of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot; premises Blocks bounded by 27th avenue, 8th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Housing Project); (Block 490, Lot 101), Astoria, Borough of Queens.

751-47-BZ—Application, August 7, 1947, under sections 7c and 21 of the zoning resolution, of Robert Teichman,

CALENDAR

applicant, on behalf of Central Savings Bank, owner (Abraham Samuelson, lessee-contract purchaser), to permit in a residence use, B area district, the erection of a business building, using more than the area permitted, for a period of fifteen (15) years; premises 439 west 53rd street, north side, 250 ft. east of 10th avenue (Block 1063, Lot 11), Borough of Manhattan.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

863-47-BZ—Application, August 8, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Max Schoenfeld, owner (Crown Beverage Corp., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area; premises 429-433 Watkins street, east side, 150 ft. north of Riverdale avenue (Block 3593, Lots 7 and 8), Borough of Brooklyn.

970-47-BZ—Application, November 5, 1947, under section 7c of the zoning resolution, of H. M. Cole, applicant, on behalf of 496 Holding Corp., owner, to permit in a residence use district, the change in occupancy of cellar to include commissary in an existing multiple dwelling; premises 221-229 Seaman avenue, northeast corner of West 214th street and 31-41 Park Terrace West (Block 2243, Lot 90), Borough of Manhattan.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

501-47-SM—Three Hour Tin Clad Door, Metal Door Association, Inc., applicant, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 27, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

862-47-A—333-345 Ocean avenue and 178-186 Parkside avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

981-47-A—218-15 103rd avenue, north side, 98.25 ft. east of 217th Lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

912-47-A—37-45 74th street, east side, 120 ft. north of 37th road (Block 1285, Lot 13), Jackson Heights, Borough of Queens.

1019-47-A—611-613 East 233rd street, north side, from Bronx boulevard to Carpenter avenue (Block 4993, Lots 1, 12, 17 and 8), Borough of The Bronx.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, northeast corner of Saunders street (Block 3073, Lot 1) Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, January 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Proposed Rules Governing Dry Cleaning as an Accessory to the Principal Use in Business Districts as Permitted Pursuant to Article II, Section 4 (a), Sub-division 11 of the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 15, 1947, as they appeared in Bulletin No. 29, Vol. 32, are hereby corrected to read as follows:

20-36-BZ

APPLICANT—Lama and Proskauer, for Venchester Estates Inc., owner.

SUBJECT—Application reopened October 15, 1946—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the reconstruction and extension to existing gasoline service station, including auto laundry and lubritorium, for a period of ten (10) years.

PREMISES AFFECTED—1481-1483 Park avenue and 101-103 East 108th street, northeast corner (Block 1636, Lots 1 and 2), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and A. John Eder.

For Opposition: None.

For Administration: Samuel Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (20-36-BZ)

WHEREAS, the application affecting premises 101 East 108th street and 1481-1483 Park avenue northeast corner (Block No. 1636, Lot No. 1), Borough of Manhattan, was granted by the board May 5, 1936, on certain conditions, the resolution amended October 14, 1936 and the term of variance extended on April 29, 1941; and

WHEREAS, Lama and Proskauer for Vernchester Estates, Inc., owner, filed September 10, 1946 an application under section 7f of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, (previously granted by the Board on lot 1 and expired April 29, 1946) including auto laundry and lubritorium for a period of ten (10) years affecting premises 1481-1483 Park avenue, and 101-103 East 108th street, northeast corner (Block 1636, lots 1 and 2), Borough of Manhattan; and

WHEREAS, this case was reopened by vote of the Board on October 15, 1946, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, July 1, 1947, after due notice by publication in the Bulletin, and laid over to July 15, 1947 for inspection by a committee of the Board and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue and East 108th street are in a business use B area class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated August 22, 1946 on N.B. Applic. 146-46 reads:

"2. Proposed reconstruction of present Gasoline Service & oil selling station and extension in a Business Use District is not permitted. Art. II, Section 4 (a) (46) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 27 ft. frontage by 74 ft. in depth, on which is located a building 13 ft. 3 in. front by 16 ft. 4 in. in depth, one story, 13 ft. 6 in. in height, of class 3 construction, used as an office and for accessories to gasoline service

station; that it is proposed to reconstruct the gasoline station by including lot 2 which has a frontage of 26 ft. along East 108th street and a depth of 74 ft.; that it is proposed to reconstruct the masonry building so that it will be 54 ft. front by 28 ft. in depth, to house a lubritorium, auto laundry, sale of accessories and office; that it is also proposed to add three additional 550 gallon gasoline tanks; that it is proposed to rearrange the pumps and to add one additional pump making a total of four pumps; and

WHEREAS, the applicant contends that inasmuch as there is an existing gasoline station on a portion of the plot and the adjoining property is vacant and that the proposed modernization will greatly improve the site and remove the unsightly grease pit, it is requested that this application be granted for a term of ten years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the existing gasoline station does not comply with the resolution and approved plans but it was stated by the applicant that the existing station will be arranged in complete compliance with plans approved marked received October 8, 1937.

Resolved, that the Board of Standards and Appeals does hereby *amend* its resolution adopted May 5, 1936, only so far as it has reference to the term of the permit, so that as amended this portion of the resolution shall read:

" x x x *granted* under section 7f for a temporary term of five (5) years, *on condition*, as stated in the resolution adopted October 14, 1936, *as amended by resolution adopted on October 19, 1937* and as indicated on *revised* plans approved marked 'Received October 8, 1937, on condition that in all other respects the resolutions adopted by the Board May 5, 1936, as amended October 14, 1936 and thereafter amended as to extension of terms through April 29, 1941, shall be complied with, and denied as to extension of area to include adjoining lot and rearrangement of premises as proposed."

* Correction—The resolution corrected to read as printed above.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, and July 1, 1941.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932 and November 4, 1932.)

Authority: Section 666, paragraph 2 of the New York City Charter.

Rule 1. Scope.

- 1.1 No person shall install oil-burning, or oil-storage equipment for use within the City of New York except as provided in these rules.
- 1.2 These rules shall not apply to gas companies storing or using oil in the manufacture of illuminating gas for public use.

Rule 2. Definitions.

- 2.1 For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:
- 2.2 APPROVED: Shall mean devices hereafter approved by the Board of Standards and Appeals and also, when required by the Board of Standards and Appeals, approved, listed as standard, and/or labeled by any nationally recognized standard testing laboratory not operated for commercial profit, provided all such devices are installed in accordance with these rules. Such approval is subject to suspension or revocation for non-compliance with these rules. All devices approved by the Board of Standards and Appeals prior to the adoption of these rules shall be accepted.
- 2.3 AUTOMATIC PUMP: Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil.
- 2.4 BURNER: A device designed for the purpose of burning oil.
- 2.5 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and generation of power for use on premises.
- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous operation.
- 2.7 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.8 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
 - 2.10.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch ($\frac{1}{2}$ ") in diameter.
 - 2.10.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.11 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.12 FIRE RETARDING MATERIALS:
 - 2.12.1 One-half ($\frac{1}{2}$) inch plaster boards, or asbestos boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
 - 2.12.2 Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
 - 2.12.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.
 - 2.12.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.13 GROUND: An electrical conductor having capacity to absorb current.
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes.
- 2.15 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in C19-2.0 of the Administrative Code and Rule 3.
- 2.16 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.17 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.18 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RULES

- 2.19 **PERMANENT DEFORMATION:** Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.20 **PERMIT:** Shall mean permit for storage of oil.
- 2.21 **PORTLAND CEMENT CONCRETE:** Shall mean a mixture of one (1) part cement and not more than two and one-half ($2\frac{1}{2}$) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.22 **PREHEATER:** A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.23 **RELIEF VALVE:** A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.24 **RELIEF LINE:** That portion of the line between the bypass connection of the relief valve and the supply line or storage tank.
- 2.25 **REMOTE CONTROL:** A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.26 **SCAVENGING LINE:** A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.27 **SHOP FABRICATED:** Shall mean completely built in the shop of the tank manufacturer.
- 2.28 **SHUT-OFF VALVE:** A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.29 **STORAGE CONTAINER:** Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.30 **STORAGE TANK:** Any tank for oil having a capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.
- 2.31 **STORAGE TANK, AUXILIARY:** Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.32 **SUPPLY LINE:** That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.33 **TEST WELL:** An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.34 **TRANSFER PUMP:** An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.
- 2.35 **VENT PIPE:** That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in Commercial Standard CS12-38 U. S. Department of Commerce, and shall have a flash-point not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester

(American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

Range Oil		
No. 1 Fuel Oil		
No. 2	"	"
No. 3	"	"
No. 4	"	"
No. 5	"	"
No. 6	"	"

- 3.2 The use of crankcase refuse oil as fuel oil is strictly prohibited.

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.
- 4.1.1 When assembled each burner shall be tested for defects and proper functioning throughout its operating range. Parts shall be so designed as to maintain alignments and to permit interchangeability.
- 4.1.2 The CO_2 in the flue gas shall be maintained at not less than 8% without smoking and throughout the operating range of the capacity of the burner when tested.
- 4.1.3 Flexible tubing used as an integral part of burner shall be not longer than 72 inches and of an approved type.
- 4.2 Approval of burners or oil-burning heaters designed for installation with storage of not more than six (6) gallons shall include approval of storage containers and limitations of installation. If more than six (6) gallons' storage is desired for such burners or oil-burning heaters, a storage tank shall be installed as provided for in these rules. Portable containers of not more than six (6) gallons' capacity may be filled from such storage tanks by means of an approved hand pump located above the top of the tank.
- 4.3 The requirements of these rules shall not apply to the use and installation of portable burners not requiring a connection to a flue where such burners are of the type commonly used for household purposes including oil stoves, oil heaters and oil lamps equipped with a woven wick, nor do the requirements of these rules apply to such portable apparatus such as blow torches, soldering pots, tar heaters, snow melters, etc.

Rule 5. Material and Construction of Tanks.

- 5.1 Cylindrical Tanks (except vertical tanks located outside of buildings above ground).
- 5.1.1 All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plate shall be free from physical imperfections, such as laminations, cracks, mill scale, etc. All steel must be new in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.
- 5.1.2 All tanks shall be welded or riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates. Filler of any kind between plates is prohibited.

RULES

5.1.3 Thickness of cylindrical tanks, except tanks of 275 gallons capacity or less:

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 in. in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings of equivalent members so as to retain their cylindrical form.

5.1.4 All cylindrical, oval or obround storage tanks shall have dished heads with a curvature the radius of which is not greater than the diameter of the tank. Dished heads shall be formed with an adequate cylindrical extension rim to provide welding or riveting surface. Should flat heads be used they shall be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

5.1.5 Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. in diameter rivets $2\frac{1}{2}$ in. pitch.

5.2 Rectangular Tanks.

5.2.1 All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

5.2.2 Corners may be made up by bending the plates or by use of angles.

5.2.3 Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

5.2.4 All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural steel members which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tanks as the case may be.

5.2.5 When structural steel members are used such as angle, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the members. In no case shall the rivets be in excess of six (6) inches center to center on these members.

5.2.6 When structural steel reinforcing members are tied together with braces in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken in the minimum net section.

5.2.7 If structural steel members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center, in all directions. The unit stress permitted in these members shall not be in excess of nine

thousand (9,000) pounds per square inch on the minimum net section.

5.2.8 The connection between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

5.3 All Tanks Except Vertical Above-Ground Storage Tanks.

5.3.1 All storage tanks for oil of two hundred and seventy-five (275) gallons' capacity or less, except buried tanks, shall have a minimum thickness of shell and head plates of manufacturers Standard 10 gauge (.134"). Auxiliary storage tanks of 60 gallons or less shall be similarly constructed but need not be of a gauge thicker than U. S. Standard No. 14.

5.3.2 At time of installation all storage tanks shall bear a permanently fixed plate, spot-welded or equivalent, bearing the name of tank manufacture, the gauge of material and capacity of tank. All shop fabricated storage tanks shall be installed without structural alteration.

5.3.3 All openings shall be through the top of the storage tank except that storage tanks of 275-gallons may be provided with a three-quarter inch ($\frac{3}{4}$ ") opening for gravity discharge and a one-inch (1") opening in the bottom for cleaning and protection against corrosion.

5.3.4 All buried storage tanks shall have a thorough coating on the outside of two coats of red lead protected by hot tar, asphaltum, or other equivalent rust-resisting material. All such tanks shall be electrically grounded.

5.3.5 Manholes; Tanks for oils having a viscosity less than 500 sec. Saybolt Universal at 100° F. need not have manholes; where used for such oils the manhole covers shall be bolted and made gastight; where used for oils having a viscosity greater than 500 sec. Saybolt Universal at 100° F. (No. 5 or No. 6 Commercial Standard grades) shall have manhole covers bolted or otherwise secured to the tanks and kept hydrostatically tight at all times.

5.4 Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

5.4.1 Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

5.4.2 The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch. The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

R equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No.

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14 of the New York State Industrial Commission).

5.4.3 Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formulas for shell plates.

5.4.4 In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

5.5 Storage Containers.

5.5.1 Storage containers for oil of six (6) gallons capacity or less used in connection with burners or oil-burning heaters shall be designed to withstand a hydrostatic pressure test of five (5) pounds per square inch without permanent deformation, rupture or leakage and shall be approved as provided in Rule 4.2. Glass storage containers shall not exceed three gallons capacity, protected with a metal jacket provided with hand grips and designed to be rigidly fastened to stand or wall and shall be approved as provided in Rule 4.2.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than one such tank shall be connected to one burner. Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings, shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by a continuous jacket of not less than four inches (4") of Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.

Each storage tank may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen inches (15") greater on all sides than the outside dimensions of the storage tank. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank. A fireproof access door shall be installed in the enclosure above the point

where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.1.3 The capacity of individual storage tanks located inside of buildings shall not exceed twenty thousand (20,000) gallons.

6.1.3.1 All buried storage tanks shall be constructed of metal not less than 1/4" in thickness.

6.1.4 All storage containers used in connection with burners or oil-burning heaters shall be installed in a substantial and workmanlike manner with rigid metal fasteners to wall or floor and protected against mechanical injury.

6.2 Inside of Buildings, Below Ground.

6.2.1 Storage tanks having a capacity of 275 gallons or more may be buried inside a building with the top of the tank not less than two feet below floor level. In lieu of two feet of earth over the tank, the tank may be covered by concrete flooring equivalent to the basement floor but not less than the equivalent of 4 inches of reinforced Portland cement concrete with not less than No. 20 gauge steel wire cloth 2" x 2" mesh. Tanks shall be placed in firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch mesh. When necessary to prevent floating, tanks shall be securely anchored. Storage tanks buried below the floor, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material.

6.2.2 Storage tanks buried below the floor shall not be less than 1/4" in thickness.

6.2.3 No tank shall be buried so as to be nearer than three feet to any foundation wall or foundation footing.

6.3 Outside of Buildings, Below Ground.

6.3.1 Storage tanks located outside of buildings, below ground, shall be buried with the top of the tank not less than two feet (2') below the natural grade of the surface of the ground. Tanks shall be placed on firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch (1") mesh. When necessary to prevent floating, tanks shall be securely anchored.

6.3.2 No tank shall be buried so as to be nearer than 3 feet to any foundation wall.

6.3.3 All buried storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.3.4 All buried storage tanks shall be constructed of metal not less than 1/4" in thickness.

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6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks located outside of buildings above ground shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet, or more	100,000 "

6.4.2 Each such storage tank shall be protected by an embankment or a dyke. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded and shall be at least four feet (4') high but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen feet (16'). Embankments or dykes shall be made of earthwork with clay core; or of masonry, or of impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth; free from stones, vegetable matter, etc., and shall have a flat section at the top of not less than three feet (3') and a slope of at least one and one-half ($1\frac{1}{2}$) to two (2) on all sides. Concrete or masonry dykes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded. Embankments or dykes shall be continuous and unpierced. C-19-50.0 of the Administrative Code.

6.4.3 All above ground storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded.

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no tank shall be placed within twenty feet (20') of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals.

Rule 7. Piping.

7.1 Installation of Piping and Tubing.

7.1.1 Piping and tubing shall be run in a substantial and workmanlike manner. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. All pipes connected to buried tanks except test well piping shall be provided with double swing joints at tank.

7.1.2 Only new standard full-weight iron, steel or brass pipe, or new extra-heavy copper brass or aluminum alloy tubing, properly marked and duly approved, may be used. Drawn metal tubing when used for conveying oil, shall be adequately protected. Such tubing unless protected against mechanical injury shall be used only in the same room in which the burner is installed. Drawn tubing when used in domestic installations shall be not less than three-eighths inch ($\frac{3}{8}$ ") inside diameter up to shut-off valve at burner. Soldered connections are prohibited.

7.1.3 Overflow pipes where installed shall not be smaller in size than the supply pipe.

7.2 Relief Valves.

7.2.1 Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve.

7.2.2 Oil preheaters shall be of approved type and provided with a relief valve to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler.

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.1 An open vent of iron or steel, without trap, and drainage to the tank, shall be provided for each storage tank. The lower end of the vent pipe shall not extend through the top of the storage tank more than one inch (1"). Cross connection between vent pipe and fill pipe is prohibited.

7.3.2 Where a battery of storage tanks, designed to hold the same grade of oil, is installed, vent pipes may be run into a main header.

7.3.2.1 The area of the header and common vent shall be equal to the sum of the areas of the vent pipe.

7.3.3 Vents shall be not less than one and one-quarter inches ($1\frac{1}{4}$ ") in diameter for storage tanks up to 1,100 gallons' capacity and not less than two inches (2") in diameter for storage tanks of 1,100 gallons and more. Vents for auxiliary storage tanks shall not be less than $\frac{1}{2}$ inch in diameter and may be run into the storage tank vent.

7.3.4 Vent pipes shall be provided with weather-proof hoods and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

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7.4 Fill Pipes.

- 7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter.
- 7.4.2 Each storage tank shall be provided with a separate fill pipe except where a battery of tanks is installed, containing the same grade of oil, a common fill and header pipe may be installed provided the area of common header pipe is no smaller than the largest branch fill pipe. When different grades of oil are piped to separate tanks from a common fill line, each branch fill pipe shall be provided with a shut-off valve.
- 7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve which shall be located at the fill pipe terminal.
- 7.4.4 All fill pipe terminals shall be of approved type constructed of a suitable material, provided with lugs for imbedding in concrete or in lieu thereof a set screw to fasten terminal to fill pipe. The outer flange of the fill pipe terminal shall be provided with letter reading "Fuel Oil" and the calendar number under which the fill pipe terminal has been approved. The fill pipe terminal shall be separately threaded to receive the seal cap and the fill pipe. The seal cap shall be suitably threaded and slotted for a special opening wrench. An oilproof gasket inserted in a groove in the fill pipe terminal shall be provided so as to render the fill pipe terminal leakproof. A strainer is not required but if used must be of not less than $\frac{1}{8}$ inch mesh. Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left-handed thread, and the fill pipe fitting shall be of a different size than that required for the fill pipes to gasoline tanks.

7.5 Heating Coils in Storage Tanks.

- 7.5.1 All heating to reduce viscosity of oils in storage tanks shall be only by means of hot water or low pressure ten (10) pounds per square inch maximum steam coils or electric heaters approved for oil storage tanks.

7.6 Scavenging Line.

- 7.6.1 When a scavenging line is installed it shall terminate outside of the building and shall be capped oil tight when not in use.

Rule 8. Valves and Control of Oil Flow.

- 8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device.

- 8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required.

- 8.3 Except as may be modified in specific instances by the Board of Standards and Appeals, oil from storage tanks of two hundred and seventy-five (275) gallons' capacity or more may be delivered to burners installed above the lowest floor of a business building only under the following provisions:

- 8.3.1 Plans for such installations shall be submitted for approval to the administrative official having jurisdiction before such installation is made.

- 8.3.2 Such burners shall not be installed in any story of any building the floor of which is more than fifty feet (50') above the street level. Only one oil delivery line shall be installed for each floor.

- 8.3.3 Oil delivery lines to burners located above the lowest floor of a building shall not be larger than two inches (2") iron pipe size.

- 8.3.4 The pressure in oil lines to burners located above the lowest floor of a building shall not be more than is necessary to deliver oil to the burners and such pressure shall not in any case exceed thirty (30) pounds per square inch. With each automatic burner there shall be installed and maintained in good working order a set of suitable safety controls of the electric or mechanical type. The proper control for each burner is to be listed in the resolution under which the burner is approved. The controls are to provide the following functions:

Temperature control	
Ignition	"
Stack or	
Combustion	"
Pressure	"
Gravity	"

- 8.4 A remote control shall be provided whereby the flow of oil to any burner can be stopped, and such remote control shall be located outside the entrance to the room in which the burner is located and as close to such entrance as practical, except when outside location is impracticable such control may be located immediately inside the room in which the burner is located if such location is accessible at all times. All such controls shall be legibly labeled "Remote Control for Oil Burner." On auxiliary storage tanks used with manually operated burners such remote control may be installed on feed lines between tank and burner.

- 8.5 Except as provided by Rule 4.2 of these rules for approved combination burner and storage container devices, pressure in storage tank or container for the purpose of discharging oil is prohibited.

- 8.6 In systems where either steam or air is used for atomizing the oil, the oil and the atomizing supply shall be interlocked, so that in case of the inter-

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ruption of the atomizing supply, the supply of oil will immediately be cut off. Except that this requirement shall not apply to air and oil supply units directly connected to a common driver.

Rule 9. Oil Level Indicating Devices and Test Wells.

- 9.1 All tanks located inside of buildings shall be provided with an oil level indicating device. Test wells shall not be permitted in tanks located inside of buildings. Unused tank openings shall be permanently sealed to prevent removal of plugs or cover.
- 9.2 Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of oil or oil vapor.
- 9.3 Test well shall be capped oil tight and kept closed when not in use.

Rule 10. Permits, Plant, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

- 10.1.1 No oil installation of more than six (6) gallons' capacity shall be operated until after a permit has been issued by the Fire Commissioner.
- 10.1.2 Application for permit shall be made by the installer who holds a certificate or license issued by the Fire Commissioner on forms furnished by the Fire Commissioner and shall provide for the location of the building in which the installation is to be made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such proposed installation by the Borough Superintendent of Buildings when required under Rule 10.2.
- 10.1.3 No permit shall be issued by the Fire Commissioner until the installation has been inspected by his representative and the installer has furnished an affidavit that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking

10.2 Plans to be Filed Where Structural Considerations Are Involved.

- 10.2.1 The installer shall file with the Borough Superintendent of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. All plans, as in this section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the Board of Transportation for all tanks

located in or outside of buildings along the line of subways under the limitation in Rule 6.5.1.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 Storage tanks of approved type and not exceeding two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no leakage when tank and all piping for oil is completely filled with oil when subjected to a test of 10 pounds per square inch for a period of ten (10) minutes in installations in multiple dwellings, places of public assembly and amusement, except that no tests shall be required for installations in occupancies not specifically mentioned herein.

- 10.3.2 Storage tanks of more than two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no change in a shape, rupture or leakage when subjected to a hydrostatic test with water or oil as follows:

- 10.3.2.1 Oval, obround, rectangular and specially shaped storage tanks and piping connected thereto twenty-five (25) pounds per square inch.

- 10.3.2.2 Cylindrical storage tanks and piping connected thereto, fifty (50) pounds per square inch.

Pressure shall be applied for a period of thirty minutes. When oil is used there shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all necessary equipment for conducting tests. Such test may be made with oil in freezing weather for tanks located outside of building.

- 10.3.3 Defective tanks, if repaired by welding, shall have all oil removed and shall be purged of all explosive gases or vapors.

- 10.3.4 The anti-syphon devices, where used as provided for in these rules, shall be approved devices.

- 10.3.5 All piping conveying oil from a transfer pump to a burner subjected to a pressure in excess of 50 lbs. per sq. inch shall be tested for a pressure of 1½ times the working pressure.

10.4 Fee for Permit and Test of Storage Tanks and Piping.

- 10.4.1 When application for permit is made, as provided for in Rule 10.1, a fee covering the permit shall be paid in accordance with the schedule given in the Administrative Code.

Rule 11. Inspection of Installations With Not More Than Six (6) Gallons' Storage Capacity.

- 11.1 All installations of burners with not more than six (6) gallons' storage capacity except where such installations are made in dwellings shall be

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reported by installer to the Fire Commissioner giving location of building in which installation is made, name and address of owner and/or occupant, name and address of installer and the make and approval number of burner. Such reported installations shall be inspected as required by the Administrative Code.

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected with a separate flue in a legal chimney, complying with Article 11 of the Administrative Building Code except that in high pressure mercantile and industrial plants several units may be connected to a boiler room stack.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed.
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time, and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.

Rule 13. Automatic Pumps.

- 13.1 Automatic pumps, when not an integral part of the burner shall be of approved type, provided with automatic means for preventing continuous discharge of oil in case of pipe breakage.

Rule 14. Fire Protection.

NOTE: In order that the intent of Local Law No. 145 be carried out, Section C26-693.0, sub. d, par. 1, 2, 3, is superseded by the following:

- 14.1 The clear distance between smoke pipe connections, of any boilers, furnaces or other heating apparatus to flues, and combustible material shall not be less than eighteen (18) inches, except that this clearance may be reduced to nine (9) inches where a baffle consisting of not less than No. 29 gauge sheet metal backed by $\frac{1}{4}$ inch thick asbestos is placed two (2) inches above and extending along the entire length of the smoke pipe connections and twice the width thereof and such baffle is securely fastened from the ceiling with substantial hangers. In lieu of such baffle the combustible material may be covered with fire-retarding material as defined in these rules.
- 14.2 The clear distance between any non-insulated heat-producing parts of boilers, furnaces or other heating apparatus and combustible material shall not be less than twenty-four inches (24"). Where such parts are insulated by two inches (2") of asbestos, or equivalent, the clear distance shall be not less than twelve inches (12"), or, in lieu of such insulation the combustible material shall be covered with fire retarding material as defined in these rules extending 8 ft. in front and 4 ft. side and rear of the apparatus.
- 14.3 No movable combustible material shall be stored or maintained within five feet (5') of heating apparatus, except where same is protected by fire retarding material.
- 14.4 Burners and all accessories, including tanks and piping, shall be maintained oil tight and kept clear at all times.

- 14.5 The floor beneath boiler or furnace and within five (5) feet in all directions shall be of fireproof construction.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be firmly anchored to the floor, set level, and the floor beneath the stoves or any such heating devices protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.1 Cards, giving complete instructions for the care and operation of the system shall be permanently fixed near the apparatus in readable condition. Where burners or oil-burning heaters designed for use with storage of not more than six (6) gallons' capacity are installed, there shall also be posted a copy of the specifications under which it was approved by the Board of Standards and Appeals in addition to the instruction card herein provided for.
- 15.2 Every heating system in which the oil is preheated or systems not fully automatic when operating, shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

Rule 16. Modification.

- 16.1 When, for any reason, it may be impracticable to comply strictly with the foregoing rules, the administrative official having jurisdiction shall have power to accept substitute methods provided the spirit and substance of these rules shall be complied with.

Rule 17. Existing Installations.

- 17.1 Oil burner systems heretofore installed and duly approved as complying with all laws and rules then applicable thereto shall be deemed acceptable, provided there have been no subsequent alterations to the apparatus, except as to Rule 15.2.

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DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Minutes of Regular Meeting, Friday Afternoon, January 9, 1948. Affecting Calendar Numbers 948-47-A, 984-47-A, 1000-47-A, 812-47-A, 293-45-BZ, 44-46-BZ, 823-46-BZ, 233-47-BZ, 79-20-BZ, 1169-38-SM and 978-41-SM.

COURT PROCEEDING DISCONTINUED

On May 21, 1947, copy of petition and order of certiorari was served on the board by Strauss & Abrahams, attorneys for Minnie Herman, owner (Clara Pollack, lessee), in connection with the board's decision on April 15, 1947, denying appeal from order of the Fire Commissioner re installation of approved wet automatic sprinkler system, Cal. No. 197-47-A; premises 150 Beach 31st Street and 30-15 Lewmay Road; Edgemere, Queens—a three-story, Class B, multiple dwelling rooming house.

On December 15, 1947, attorney for petitioner, Minnie Herman, discontinued the above proceedings.

PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On December 30, 1947, copy of petition and order of certiorari was served on the Board by Nordlinger, Riegelman & Benetar, attorneys for Sidney E. Cusberth and William E. Webber, lessees, in re decision of the Board on November 25, 1947, denying application to permit in a business district the alteration to existing store with show window beyond the permitted distance from a residence use district; also request for reopening was denied by the Board on January 13, 1948: Cal. No. 913-47-BZ; premises 167 West 122nd Street and 2041 Seventh Avenue, Borough of Manhattan.

On January 14, 1948, copy of petition and order of certiorari was served on the Board by Nordlinger, Riegelman & Benetar, attorneys for Jacob Reisberg, owner, in re decision of the Board on December 9, 1947, denying appeal as to proposed commercial occupancy of basement floor in frame building; Cal. No. 974-47-A; premises 454 Lafayette Ave., (basement), Borough of Brooklyn.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to January 6, 1948

Cal. No. Dept. Premises Affected.

1-48-BZ—H.B.B.—875-883 Flatbush avenue (873-883 displayed), and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1-6 inclusive), Borough of Brooklyn, Alt. 4337-47.

2-48-BZ—H.B.B.—724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn, N.B. 1775-47.

3-48-A—F.D.—776-780 Lexington avenue, south side, 100 ft. west of Patchen avenue (Block 1627, Lot 40), Borough of Brooklyn, Decision re 8186-L.C.

4-48-BZ—H.B.M.—114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th); (Block 1005, Lots 42 and 43), Borough of Manhattan, Alt. 2229-47.

5-48-BZ—H.B.M.—Blocks bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side and 5th avenue, north side (Block 1596, Lot 1; Block 1597, Lot 1 and Block 1598, Lot 1), Stephen Foster Houses, Borough of Manhattan, N.B. 39-47 to N.B. 48-47, inclusive.

6-48-A—H.B.B.—43-61 Boerum place, east side, from Schermerhorn to State streets (Block 169, Lots 1, 9 and 36), Borough of Brooklyn, N.B. 1589-47.

7-48-BZ—H.B.B.—35 Herzl street, east side, 70 ft. north of Pitkin avenue (Block 3495, Lot 2), Borough of Brooklyn, Alt. 4285-47.

8-48-BZ—H.B.M.—338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan, Amendment to N.B. 206-47.

9-48-A—F.D.—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan, 45519-LF.

Restored to Docket

79-20-BZ—H.B.R.—96 Jewett avenue, west side, 117 ft. north of Bond street and 17 Bond street (Block 1013, Lots 48 and 58), Port Richmond, Borough of Richmond, Alt. 405-47.

1169-38-SM—Kimsul Insulation (improved), manufactured by Kimberly-Clark Corp., Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1106-17-BZ—Application of Falk and Orleans, applicants, on behalf of Yord Edwards and Harold St. Hill, owners, reopened November 25, 1947, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of five (5) years, permitting in a residence use district, the conversion of occupancy of part of an existing building to a motor vehicle repair shop; premises 137 Jefferson avenue, north side, 450 ft. west of Nostrand avenue (Block 1827, Lot 82), Borough of Brooklyn.

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

CALENDAR

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

1018-38-BZ—Application of Henry George Greene and J. G. L. Molloy, applicants, on behalf of The Rector, Church Wardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee), reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

568-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Sarah Foxon, owner, reopened July 1, 1947, under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubricatorium and motor vehicle repair shop; premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

630-47-A—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (under section 35, General City Law re bed of mapped street—15th avenue).

816-40-BZ—Application of Samuel Rosenblum, applicant, on behalf of Lesmond Realty Corp., owner (Jack Billet, lessee), reopened November 5, 1947, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously denied for temporary term June 10, 1941); premises 2071-2109 White Plains road, west side, from Brady avenue to Maran place, 609-615 Brady avenue and 620-628 Maran place (Block 4286, Lots 1, 54 and 50), Borough of The Bronx.

74-41-BZ—Application of Henry Nordheim, applicant, on behalf of 532 East 137th Street Corp., owner, reopened July 8, 1947, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory; premises 520-532 East 137th street, south side, 180 ft. west of St. Anns Avenue (Block 2264 Lot 29), Borough of The Bronx.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

115-47-BZ—Application, February 4, 1947, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Bulova Watch Co., owner, to permit in a residence use district, the change in occupancy from residence and accessory garage, to laundry and offices; premises 40-23 62nd street, east side, 215.20 ft. south of

Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens.

1003-47-A—40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

1029-47-A—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

932-47-A—68-50 Clyde street, south side, 40 ft. west of 69th avenue (Block 3204, Lot 26), Forest Hills, Borough of Queens.

998-47-A—1681-1689 Broadway and 955-971 Decatur street, northwest corner (1st floor and cellar); (Block 3426, Lot 1), Borough of Brooklyn.

920-47-A—126-128 Greenpoint avenue, south side, 341 ft. 10 in. west of Manhattan avenue (Block 2563, Lot 26), Borough of Brooklyn.

1005-47-A—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan.

1035-47-A—34-28 21st street, and north side of 35th avenue, from 14th to 21st streets (1st floor); (Block 525, Lot 16), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

CALENDAR

336-37-BZ—Application of Stewart and Shearer, applicant, on behalf of the New York Public Library, Astor, Lenox and Tilden Foundations, owners, reopened December 2, 1947, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles; premises 322-328 West 57th street, south side, 275 ft. west of 8th avenue (Block 1047, Lots 44 and 46), Borough of Manhattan.

245-47-BZ—Application, March 12, 1947, under sections 7a, 7c, 7e and 7A of the zoning resolution, of John J. Tricarico, applicant, on behalf of Antonia Spadafina, owner, to permit in a residence and business use district, the following: 1. in the business use district, the erection of a garage for two (2) trucks with a doorway exceeding required width beyond legal distance from residence use district; 2. the erection of a building partly in residence use and partly in the business use district, for the storage and sawing of timber (10 H.P. saw), and the packing of wood, coal and charcoal; 3. the change in occupancy from stable for fifteen (15) horses and hay loft in a residence use district, to the packing and storage for wholesale distribution of kindling wood, coal and charcoal in bags; premises 482 Sackett street, south side, 75 ft. west of Bond street (Bldgs. A, B and C); (Block 430, part of Lot 32), Borough of Brooklyn.

246-47-A—482 Sackett street, south side, 75 ft. west of Bond street (Bldgs. A and C); (Block 430, Lot 32), Borough of Brooklyn.

415-41-BZ—Application of Lama and Proskauer, applicants, on behalf of L. & L. Holding Company, Inc., owner, reopened December 16, 1947, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, for a term of two (2) years, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles; premises 612-634 86th street and 1-7 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

927-22-BZ—Application of Herman Kron, applicant, on behalf of Rogers Place Corp., owner, reopened May 27, 1947, under section 7c of the zoning resolution, to permit in a residence and business use district, the alteration and conversion of occupancy from factory (previously granted by the Board) to restaurant, cabaret and factory; premises 913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79), Borough of The Bronx.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

592-46-BZ—Application of Burke, Morrison and Green, applicants, on behalf of Croyden Realty and Improvement Corp., owners, reopened October 21, 1947, under section 7c of the zoning resolution, to permit in a business use district, the proposed change in occupancy from motor vehicle repair shop, by the erection and maintenance of a building to be used as a showroom, salesroom, and work room for oil burner assembly, and for the storage of more than five (5) motor vehicles used in connection with the proposed business; premises 40-34 Crescent street, west side, 100 ft. north of 41st avenue (Block 407, Lot 37), Long Island City, Borough of Queens.

132-47-BZ—Application, February 14, 1947, under sections 7b, 7c, 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Schuyler American Steam Laundry Inc., owner, to permit in a residence and unrestricted use, C area district, the extension to an existing wet wash laundry, and the construction of a building to be used as a non-storage garage for more than five (5) motor vehicles, without required rear yard; premises 1626 Bronxdale avenue, east side, 325.35 ft. south of Van Nest avenue (Block 4091, Lot 50), Borough of The Bronx.

183-47-BZ—Application, March 3, 1947, under section 7c of the zoning resolution, of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store extending into the residence district, premises 159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue, and 160th street (Block 6831, Lots 22 to 27, inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

342-47-BZ—Application, April 17, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Pfeiffer, owner, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office; premises 1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

548-47-BZ—Application, June 5, 1947, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

773-47-BZ—Application, August 28, 1947, under sections 7c, 7e and 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Vincent J. Amaticci, owner, to permit in a business use district, the extension of existing accessory building to gasoline service station and the addition of two (2) dispensing pumps and two (2) gasoline storage tanks; premises 3883-3885 East Tremont avenue, east side, 109.33 ft. north of East 177th street (Block 5439, Lots 5 and 6), Borough of The Bronx.

951-47-A—54-82 Broadway and 413-421 Wythe avenue, southeast corner (basement); (Block 2130, Lot 5), Borough of Brooklyn.

999-47-A—55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

350-47-A—1624-1630 East 14th street, west side, 180 ft. south of Avenue P (Block 6776, Lots 16 and 18), Borough of Brooklyn.

839-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

985-47-A—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

380-47-A—45-53 Roebling street and 238-248 North 9th street, southeast corner (2nd floor); (Block 2314, Lot 5), Borough of Brooklyn.

1006-47-A—East side of Blair avenue, 167 ft. south of Shore Drive (1st floor); (Block 5516, Lot 101), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Blair avenue).

887-47-A—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

1066-47-A—207-211 East 37th street, north side, 105 ft. east of 3rd avenue (5th floor); (Block 918, Lot 7), Borough of Manhattan.

1096-47-A—16-18 Jay street, south side, 75 ft. 10 in. west of Staple street (Block 143, Lot 23), Borough of Manhattan.

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

983-47-A—535 Madison avenue, northeast corner of East 54th street (Block 1290, Lots 21 and 25), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

760-41-BZ—Application of William I. Hohausser, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

513-47-BZ—Application, May 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), to permit in a business use district the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway, and 834-836 Broadway, (Block 1579, part of Lot 26), Borough of Brooklyn.

713-47-BZ—Application, July 23, 1947, under section 7a of the zoning resolution, of Henry George Greene, applicant, on behalf of Henry Hermann, owner (Michael Goldstein, lessee), to permit in a residence use district, the extension of existing use to permit parking and storage of more than five (5) motor vehicles on roof; premises 320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (Block 927, Lot 38), Borough of Manhattan.

829-47-A—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (roof); (Block 927, Lot 38), Borough of Manhattan.

1339-27-BZ—Application of Lama and Proskauer, applicants, on behalf of Israel Rosenblum, owner, reopened May 8, 1945, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

544-47-BZ—Application, May 21, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Queens Hill Realty Corp., owner, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted; premises 138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44) Jamaica, Borough of Queens.

561-47-BZ—Application, June 9, 1947, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Max Horn, applicant, on behalf of William Hassett, owner, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted; premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

868-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William Burke, applicant, on behalf of Koepfel Nash, Inc., owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as an automobile showroom, servicing and repairs to motor vehicles, wheel alignment, brake testing, parts department and auto laundry; premises 153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48, and 49), Jamaica, Borough of Queens.

869-47-A—153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 59), Jamaica, Borough of Queens.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district,

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the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

386-47-BZ—Application, April 28, 1947, under sections 7e and 21 of the zoning resolution, of Ernest Alicandri, applicant, on behalf of Harry A. Pollack, owner, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) feet high wall all located in the required rear yard; and present and proposed pergolas located within required setback; premises 4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn.

387-47-A—4700 Surf avenue, northwest corner of Beach 47th street (1st floor); (Block 7036, Lot 1), Borough of Brooklyn.

423-47-BZ—Application, May 7, 1947, under sections 7e and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Chester R. Thomas, owner, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling; premises 67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

424-47-A—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (street floor); (Block 1338, Lot 5), Borough of Brooklyn.

838-47-BZ—Application, August 8, 1947, under sections 7i and 7j of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Pennacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

858-47-BZ—Application, August 11, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Dahill Association Inc., owner (John F. Wilson, lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3413-3415 Ft. Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn.

980-47-BZ—Application, November 6, 1947, under section 7e of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Solomon Zweig, owner, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments; premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

1029-47-A—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

151-42-BZ—Application of Samuel M. Kurtz, applicant, on behalf of Pilgrim Laundry, Inc., owner, reopened October 7, 1947, under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of existing mezzanine; premises 631-649 17th street, northeast corner of 11th avenue and 1102-1138 Prospect avenue, block bounded by 17th street, 11th avenue, Prospect avenue and Terrace place (Block 5255, Lot 1), Borough of Brooklyn.

170-47-BZ—Application, February 26, 1947, under sections 7c and 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Fairmount Garage Corp., owner (Leumas Wares Corp., lessee), to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory; premises 1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

604-47-BZ—Application, June 9, 1947, under section 21 of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot; premises Blocks bounded by 27th avenue, 8th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Housing Project); (Block 490, Lot 101), Astoria, Borough of Queens.

751-47-BZ—Application, August 7, 1947, under sections 7e and 21 of the zoning resolution, of Robert Teichman, applicant, on behalf of Central Savings Bank, owner (Abraham Samuelson, lessee-contract purchaser), to permit in a residence use, B area district, the erection of a business building, using more than the area permitted, for a period of fifteen (15) years; premises 439 west 53rd street, north side, 250 ft. east of 10th avenue (Block 1063, Lot 11), Borough of Manhattan.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

863-47-BZ—Application, August 8, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Max Schoenfeld, owner (Crown Beverage Corp., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area; premises 429-433 Watkins street, east side, 150 ft. north of Riverdale avenue (Block 3593, Lots 7 and 8), Borough of Brooklyn.

970-47-BZ—Application, November 5, 1947, under section 7e of the zoning resolution, of H. M. Cole, applicant, on behalf of 496 Holding Corp., owner, to permit in a residence use district, the change in occupancy of cellar to include commissary in an existing multiple

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dwelling; premises 221-229 Seaman avenue, northeast corner of West 214th street and 31-41 Park Terrace West (Block 2243, Lot 90), Borough of Manhattan.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

501-47-SM—Three Hour Tin Clad Door, Metal Door Association, Inc., applicant, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.

491-31-SA—Superfex Oil Burning Heater and Heat Projector (reopened October 7, 1947 re amendment of resolution to include additional Models 2130 and 3155).

118-47-SA—Stromes Systems, Inc., Indirect Gas Fired Paint Drying and Baking Oven.

730-47-SA—Williams Hi-Pressure Oil Burner, Model HP-7; Crane-Line CL-7 and Fairbanks Morse Oil Burner, Model FM-7.

764-47-SA—Lo-Blast Gas Conversion Burner.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 27, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

862-47-A—333-345 Ocean avenue and 178-186 Parkside avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

981-47-A—218-15 103rd avenue, north side, 98.25 ft. east of 217th Lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

912-47-A—37-45 74th street, east side, 120 ft. north of 37th road (Block 1285, Lot 13), Jackson Heights, Borough of Queens.

1019-47-A—611-613 East 233rd street, north side, from Bronx boulevard to Carpenter avenue (Block 4993, Lots 1, 12, 17 and 8), Borough of The Bronx.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, northeast corner of Saunders street (Block 3073, Lot 1) Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway).

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Proposed Rules Governing Dry Cleaning as an Accessory to the Principal Use in Business Districts as Permitted Pursuant to Article II, Section 4 (a), Sub-division 11 of the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 3, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

783-47-BZ—Application, August 8, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

568-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Sarah Foxon, owner, reopened July 1, 1947, under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop; premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

630-47-A—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (under section 35, General City Law re bed of mapped street—15th avenue).

74-41-BZ—Application of Henry Nordheim, applicant, on behalf of 532 East 137th Street Corp., owner, reopened July 8, 1947, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory; premises 520-532 East 137th street, south side, 180 ft. west of St. Anns avenue (Block 2264, Lot 29), Borough of The Bronx.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-l use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; prem-

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ises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

103-37-BZ—Application of Henry C. Brucker, applicant, on behalf of Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee), reopened March 16, 1943, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board); premises 61-10 to 61-18 (2514 to 2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

922-46-BZ—Application, November 13, 1946, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Apollo Bottling Co., Inc., owner, to permit in a residence use, D area district, the extension of an existing building, using more than the area permitted and without the required rear yard, and the change of occupancy of second floor from dwellings to laboratory, kettle room, refrigerator room and store-room; premises 629-635 East 136th street, north side, 134 ft. west of Cypress avenue (Block 2549, Lots 56 and 58), Borough of The Bronx.

330-47-BZ—Application, April 7, 1947, under sections 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 2068 Jerome Avenue Corp., owner (Lechner Motor Car Co., lessee), to permit in a business use district, the change in occupancy from stores and supplies to motor vehicle show-room, storage and motor vehicle repair shop; premises 2070-2078 Jerome avenue, east side, 176.66 ft. north of Burnside avenue (Block 3179, Lot 8), Borough of The Bronx.

481-47-BZ—Application, May 13, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Rosario Esposito, owner (George P. Kirschner, lessee), to permit in a business use district, the change of occupancy from garage for five (5) motor vehicles to motor vehicle repair shop (radiator and fender repairs) for a term of five (5) years; premises 30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn.

659-47-BZ—Application, June 27, 1947, under sections 7c and 21 of the zoning resolution, of Raymond Irrera, applicant, on behalf of Frances Tedesco, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, without the required set backs from rear and side lot lines; premises 46-02 to 46-10 244th street and 243-12 to 243-20 Alameda avenue, southwest corner (Block 8183, Lot 6), Douglaston, Borough of Queens.

850-47-BZ—Application, October 2, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rose Cardone, owner (Lustromatic Laundry Inc., lessee), to permit in a residence use district, a launderette, for a term of years; premises 101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

877-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Philip W. Haberman, Jr., applicant, on behalf of Leonard S. Gans, Alfred L. Rose and Murray M. Rosenberg, owners (Williams Auction Sales Corp., lessee), to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 1980-1998 Broadway, east side, 156-176 Columbus avenue, west side, from West 67th to West 68th streets, 101 West 67th street and 100 West 68th street (Block 1138, Lot 24), Borough of Manhattan.

835-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use, C area district, the extension to existing automobile showroom, using more than the area permitted, to be used as an automobile showroom, new and used cars, servicing of cars and motor vehicle repair shop; premises 162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

1086-47-BZ—Application, December 9, 1947, under sections 7e and 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Pan-American Iron Works, Inc., owner, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to offices, (basement and first floor) and class "A" multiple dwelling (3rd and 4th floors); premises 380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (Block 1817, Lot 101), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, JANUARY 9, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy.

The minutes of the special meeting of the Board held on Friday morning, December 5, 1947 and the minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 9th and December 16, 1947, were approved as printed in the Bulletins of December 16 and 23, 1947, Volume 32, Nos. 50 and 51.

ZONING APPLICATIONS

386-47-BZ

APPLICANT—Ernest Alicandri, for Harry A. Pollack, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) feet high wall all located in the required rear yard; and present and proposed pergolas located within required setback.

PREMISES AFFECTED—4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Alicandri.

For Opposition: Etta Mandel, Theresa Zwerling, Jos. W. Wunsch, Samuel Mandel and D. Finkelstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Norma Jackson, Dept. of Health.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A. M. for inspection by a committee of the Board and decision by Board without further argument. Hearing closed.

423-47-BZ

APPLICANT—Michael Levine, for Chester R. Thomas, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling.

PREMISES AFFECTED—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine and Chester R. Thomas.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A. M. for inspection by a committee of the Board and decision by Board without further argument. Hearing closed.

838-47-BZ

APPLICANT—Lama and Proskauer, for J. J. A. Holding Corp. and Mary A. King, owners (Claude and Mathew Pennacchia, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the

erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubricatorium, office and motor vehicle repair shop.

PREMISES AFFECTED—Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama, Frank Tosti and Leo L. Domani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A. M. for inspection by a committee of the Board and decision by the Board without further argument. Hearing closed.

858-47-BZ

APPLICANT—Lama and Proskauer, for Dahill Association, Inc., owner (John F. Wilson, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop.

PREMISES AFFECTED—3413-3415 Ft. Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John F. Wilson.

For Opposition: Jerome D. Oltarsh and Samuel S. Bloom.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A. M. for inspection by a committee of the Board and decision by the Board without further argument. Hearing closed.

980-47-BZ

APPLICANT—Elias K. Herzog, for Solomon Zweig, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments.

PREMISES AFFECTED—163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Elias K. Herzog and Solomon Zweig.

For Opposition: Clifford B. Marshall and Anthony Romano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A. M. for inspection by a committee of the Board and decision by the Board without further argument. Hearing closed.

772-47-BZ

APPLICANT—Siegel and Green, for Roosevelt Avenue Corp., owner (Queens-Hudson, Inc., lessee).

SUBJECT—Application reopened December 2, 1947—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the alteration

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of existing building and change of occupancy from stores, factory and automobile showroom and accessory motor vehicle repairs.

PREMISES AFFECTED—86-01 to 86-09 Roosevelt avenue and 37-61 to 37-69 86th street, northeast corner (Block 1474, Lot 42), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel and S. Martin.

For Opposition: Herman Wollitzer, Harry A. Refelt and Alex Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (772-47-BZ)

WHEREAS, this application under sections 7i and 7f of the zoning resolution, to permit in a business use district, the alteration of existing building and change of occupancy from stores, factory and automobile showroom to stores, automobile showroom, gasoline service station and motor vehicle repair shop, affecting premises 86-01 to 86-09 Roosevelt avenue and 37-61 to 37-69 86th street, northeast corner (Block 1474, Lot 42), Jackson Heights, Borough of Queens, was denied by the Board on September 30, 1947; and

WHEREAS, Siegel and Green for Roosevelt Avenue Corporation, owner, requested reopening of this application and consideration under sections 7e and 7i of the zoning resolution, to permit in a business use district, the alteration of existing building and change of occupancy from stores, factory and automobile show room to stores, automobile show room and accessory motor vehicle repairs; and

WHEREAS, this case was reopened by vote of the Board on December 2, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Roosevelt avenue and 86th street are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated December 3, 1947 on Alt. Applic. 2692-46 reads:

"1. Proposed conversion from factory and store to a motor vehicle repair shop in a business use district is contrary to Art. 2, Sec. 4 of Zoning Resolution."
and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a building 100 ft. front by 95 ft. in depth, one story, 12 and 16 ft. in height, of class 3 construction, presently used as stores, automobile showroom and factory; that it is proposed to alter the existing building by converting space now used for factory to a motor vehicle repair shop and to provide an entrance to the shop from 86th street adjacent to existing auto sales room; that the existing store between driveway and rear building wall will be maintained; and

WHEREAS, the applicant contends that the existing factory front windows on Roosevelt avenue will be removed and reconstructed with plate glass show windows customarily used in retail store fronts; that these show windows will be used for merchandise display and will be backed up with 8 ft. high opaque backing, obscuring any interior view of the proposed repair shop from that street; that the existing windows and doors in the rear wall of the proposed repair shop are proposed to be replaced with obscure glass blocks and only one 3 ft. 8 in. wide emergency exit doorway will be maintained leading to the rear yard; that this proposed arrangement of front and rear wall will tend to isolate the

location of the repair shop to the interior of this building and unquestionably eliminates all possibilities of this repair shop being objectionable to any neighboring properties; that it is further proposed to install one approved gasoline pump within the repair shop proper, adjacent to the proposed driveway, for the private use of this agency as an incidental service for cars purchased from this agency, and with no general public sale of gasoline; that the cellar will be used for the ordinary incidental non-combustible storage of merchandise as is now permitted by the existing C. of O.; that the Queens-Hudson Incorporated Agency has been established in this building for over a year, and one of the primary conditions of their franchise from the Hudson Motor Co. is the establishment of an accessory repair shop; that the revised plans meet the minimum needs of the Queens-Hudson Agency and will permit them to retain their franchise and enable them to have such facilities adjacent to their salesroom, so as to more adequately and efficiently service cars dealt in by this agency and have equal competitive facilities as exists for many similar agencies; that the proposed improvements will be a distinct asset to the character of this block, as the new, modern store fronts will be a material improvement over that which now exists and have all the appearances of retail store fronts; that the proposed vehicular entrance on 86th street, a southbound one-way street leading to Roosevelt avenue, will not be detrimental to the neighborhood, as this driveway is no more extensive or to be used more often than that which would be permitted for a conforming use in this building requiring a similar driveway; that the proposed repair shop will be limited to repairs and adjustments of cars dealt in by this agency only; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7e and 7i thereof, for a term of ten (10) years, to permit the premises as proposed and as indicated on plans filed with this application marked "Received December 11, 1947," four sheets, to be occupied as a service station in conjunction with the Hudson Automobile Sales Agency located within the building *on condition* that the changes as proposed and as indicated on such plan shall be carried out in all respects; that the gasoline service pump shall be located where proposed and used only for supplying cars dealt in by the agency; that no signs shall be erected on the premises advertising the sale of gasoline; that the gasoline storage tank shall not exceed one (1) 550 gallon tank as proposed; that such portable fire-fighting appliances shall be maintained throughout the premises as the fire commissioner shall direct; that the storage proposed in the cellar shall be of such nature as approved by the fire commissioner and shall be only such material as is owned by the agency and the space shall not be sublet for storage use in the cellar by other concerns; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto including signs; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

916-47-BZ

APPLICANT—Rudolf Ludwig, for Oscar Bey, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage, workshop, offices and showroom to storage of food products, kitchen, office and garage for two (2) motor vehicles.

MINUTES

PREMISES AFFECTED—424-426 West 54th street, south side, 300 ft. west of 9th avenue (Block 1063, Lots 45 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Francis J. Mahoney and Rudolf Ludwig.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4

Negative 0

THE RESOLUTION (916-47-BZ)

WHEREAS, Rudolf Ludwig for Oscar Bey, owner, filed October 10, 1947 an application under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from storage, workshop, offices and showroom to storage of food products, kitchen, office and garage for two (2) motor vehicles, affecting premises 424 to 426 West 54th street, south side, 300 ft. west of 9th avenue (Block 1063, Lots 45 and 46), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 54th street is in a residence, retail and business use, B area and class 1½ height district; 9th avenue is in a retail use, B area and class 1½ height district; and the site is in a residence use B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated October 9, 1947 on Alt. Applic. 1714-47 reads:

"1. Proposal to change from one non-conforming use to another in a bldg. located in a Residence Use District not permitted as per Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 61 ft. 2 in. in depth (irregular) on which is located two buildings occupying the entire plot, 2 and 3 stories, 38 and 47 ft. in height, of class 3 construction, presently used as storage, workshop and offices; and

WHEREAS, the applicant contends that the occupancy is for the sole use of one concern in the restaurant business as a commissary to supply their own chain of restaurants which will necessitate the use of two small delivery trucks; that the applicant's understanding of a garage for less than 5 cars in private use is not considered a public garage; that, however, directly across the street are four public garages and two factory buildings; that on the side of this property there is one garage, three factories and other businesses, such as stores, studios, large laundry, etc.; that the property back to back of the site, marked on the map as "playground," now the property of the Strykers Community Center, 414 West 54th Street, is not to be used as a public playground; that the increased occupancy on the 1st and 2nd floors of the easterly part of the building is covered in the applicant's interpretation of the code, by having ample toilet facilities, a floor capacity of 120 lbs. L. L. according to old C. of O., and sufficient exit facilities; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7c thereof, for a term of ten (10) years, to permit the building to be occupied as proposed on condition that in all other respects, the

building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the only portion of the building to be occupied as a garage shall be limited to the first floor of the two story section of the building as indicated on plans filed with this application, marked "Received October 10, 1947," five sheets; that such portion to be occupied as a garage shall be for two (2) cars only used in conjunction with the business occupying the entire premises as proposed; that the ceiling of such garage shall be fire-retarded in accordance with the requirements of the building code; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

387-47-A

APPLICANT—Ernest Alicandri, for Harry A. Pollack, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4700 Surf avenue, northwest corner of Beach 47th street (1st floor); (Block 7036, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Alicandri.

For Opposition: Etta Mandel, Theresa Zwerling, Jos. W. Wunsch, Samuel Mandel and D. Finkelstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Norma Jackson, Dep't of Health.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

424-47-A

APPLICANT—Michael Levine, for Chester R. Thomas, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (street floor); (Block 1338, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine and Chester R. Thomas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A.M., for inspection by a committee of the Board and decision by Board without further argument.

917-47-A

APPLICANT—Rudolf Ludwig, for Oscar Bey, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—424-426 West 54th street, south side, 300 ft. west of 9th avenue (1st floor); (Block 1063, Lots 45 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Francis J. Mahoney and Rudolf Ludwig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

MINUTES

THE RESOLUTION (917-47-A)

WHEREAS, Rudolf Ludwig, for Oscar Bey, owner, filed October 10, 1947, an appeal from a decision of the borough superintendent affecting premises 424-426 West 54th street, south side, 300 ft. west of 9th avenue (1st floor), (Block 1063, Lots 45 and 46), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated October 9, 1947, on Alt. Applic. 1714-47, reads:

"3. Proposal to use bldg. for garage 1st floor would require bldg. to be fireproof as per Sec. 4.2.1. B.C." and

WHEREAS, the applicant states that the building is 2 and 3 stories, 47 ft. in height, 50 by 59 ft. 3 in., irregular in area at 1st floor, 25 by 25 ft. in area at 3rd floor, Class 3 construction, located in a residence use, B area, Class 1½ height district, erected in 1895 (424) and 1919 (426); used and occupied: Cellar, storage; 1st floor, work shop, 5 persons; 2nd floor, offices and showroom, 3 persons; 3rd floor, storage of food products, 1 person; proposed to be used and occupied: Cellar, storage and heating; 1st floor, kitchen and 2-car garage, 25 persons; 2nd floor, offices and stockroom, 8 persons; 3rd floor, storage, 1 person; the building is equipped with one 3 ft. wide wood stairs, enclosed in fire-retarded partitions, equipped with metal, self-closing doors with egress from the top landing of the stairs to roof of second story portion; that there is one fire escape at the front leading to roof and leading to street by counter-balanced stairs; and

WHEREAS, the applicant contends that the space to be used as a private garage for two motor vehicles is in the 2-story building, west, enclosed in brick walls, fire-retarded floor and ceiling and has been used for this purpose for many years; that the floor space above the garage is used as a stockroom and has no human occupancy; that therefore, it is requested the Board modify the requirements of the Building Code.

Resolved, that the decision of the borough superintendent on Alt. Applic. 1714-47 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 916-47-BZ shall be complied with.

964-47-A

APPLICANT—The Brooklyn Union Gas Co., for Morris Schaeffer, owner (Ashland Tavern, Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—659 Fulton street, north side, 90.5 ft. west of Ashland place (cellar); (Block 2095, Lot 57), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold Birkett.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (964-47-A)

WHEREAS, The Brooklyn Union Gas Co., for Morris Schaeffer, owner; Ashland Tavern, Inc., lessee, filed November 3, 1947, an appeal from an order of the fire commissioner, affecting premises 659 Fulton street, north side, 90.5 ft. west of Ashland place (cellar); (Block 2095, Lot 57), Borough of Brooklyn; and

WHEREAS, Order No. 10694 LC issued by the Fire Commissioner October 17, 1947, reads:

"1. Provide that each boiler, heater, range or stove is connected to a separate flue in a legal chimney. Rule 12, Oil Burner Rules."

and

WHEREAS, the applicant states that the building is 3

stories, 36 ft. in height, 20 ft. by 90 ft. irregular in area, Class 3 construction, erected prior to 1910, located in a business use, B area, Class 2 height district; used and occupied: Cellar, boilerroom and beer storage; 1st floor, tavern, 150 persons; 2nd and 3rd floors, vacant; that no change in use or occupancy is proposed; and

WHEREAS, Certificate of Occupancy No. 73298 issued April 20, 1934, permits the use of the 1st floor as two stores, restaurant and cabaret and the 2nd and 3rd floors for two families each; and

WHEREAS, the applicant contends that the installation conforms with C26-696.0e of the Building Code in that the flue from the gas burner is at least 9 in. above the flue from the oil burner, taken as a center-to-center measurement; actual clearance, however, is 7½ in.; that in many installations similarly made there have been no unfavorable incidents traceable to the use of a common chimney by gas and oil burners; that no other means of venting the water heaters is readily available; that the water heater is equipped with a safety pilot and is AGA approved.

Resolved, that the decision of the fire commissioner as to Order 10694-LC, item 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the heating appliances shall be located and maintained as proposed and as indicated on plans filed with this appeal, marked "Received November 3, 1947," two sheets, and shall comply in all other respects with all laws, rules and regulations applicable thereto including the oil burner rules of the Board.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

355-41-SM

APPLICANT—E. A. Swenson, for The Flintkote Co., Inc., owner.

SUBJECT—Flintkote Insulation Board Products (reopened June 10, 1947 re amendment of resolution to include Flintkote ½" Coated Asphalt Sheathing Board).

APPEARANCES—

For Applicant: E. A. Swenson.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (355-41-SM)

WHEREAS, The Flintkote Company, owner, filed on April 22, 1941, an application with the Board of Standards and Appeals for approval of the material known as Flintkote Insulation Board Products as follows: Flintkote Building Board, Flintkote Insulating Lath, Flintkote Insulating Board Tile, Flintkote Insulating Plank, Flintkote Roof Insulation, Flintkote Sheathing Board, Flintkote Accessories, Battens, etc.; and

WHEREAS, this material was approved by the Board on May 26, 1942, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on June 10, 1947; and

WHEREAS, the report of the Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 14, 1947.

Re: Cal. 355-41-SM

Subject: Flintkote Insulation Board Products, amendment of resolution to include Flintkote ½" Coated Asphalt Sheathing Board.

On May 26, 1942 the Board of Standards and Appeals approved Flintkote Building Board, square edges, width

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4 ft. 0 in., length 7 ft. 8 in., 9 ft., 10 ft. and 12 ft., thickness $\frac{1}{2}$ inch; Wallboard of similar width and length with thickness of $\frac{3}{8}$ inch (approximate); Sheathing Board, T and G joint on long side, square edged on short side, asphalt coated, width 2 ft., length 8 ft., thickness $\frac{25}{32}$ inch; Sheathing Board, square edged and asphalt coated, width 4 ft., length 8 ft., $8\frac{1}{2}$ ft., 9 ft., $9\frac{1}{2}$ ft., 10 ft. and 12 ft., thickness $\frac{25}{32}$ inch.

Request has been made for an amendment to the resolution of May 26, 1942 to include the approval of Flintkote $\frac{1}{2}$ inch coated asphalt sheathing board. The application was reopened June 10, 1947 for consideration as to amendment of the resolution.

The $\frac{1}{2}$ inch building board was tested at the plant of the Company under Rule 1 of the Board's Rules on Uses of Insulating Fibreboard, with the results given in the report a tensile strength of 204.3 lbs. per sq. in., required minimum 175 p.s.i.

The $\frac{25}{32}$ inch sheathing board tested at Columbia University under the supervision of Chairman H. H. Murdock and former Comm. B. A. Savage gave a tensile strength of 317 p.s.i., required minimum 175 p.s.i. The transverse strength of the $\frac{1}{2}$ inch agreed with the minimum of the $\frac{25}{32}$ inch sheathing board.

Tests at Robert W. Hunt Company Laboratories dated January 29, 1945, which are a part of this record, indicate that the $\frac{1}{2}$ inch asphalt coated sheathing board met the minimum requirement of the rules.

Recommendation

On the basis of the above data, and in view of the shortage of building materials the Committee on Test recommends that the resolution of May 26, 1942 be amended to include approval of the Flintkote $\frac{1}{2}$ inch asphalt coated sheathing board for use as a substitute sheathing for the $\frac{25}{32}$ sheathing for a period of one year provided that when such one half inch fibre board sheathing is used supplemental bracing of the frame work of a structure where this material is used shall be provided by means of let in diagonal braces 1 in. by 4 in. sound and free from knots at all external corners in the outside face of the studs at approximately 45 deg. or supplemental bracing may be by a series of 2 in. by 4 in. studs diagonally cut and placed between the studs at an angle of 45 deg. with the horizontal and extending from sill to plate wherever possible. All braces shall be securely nailed to each stud and to sill and plate. Where openings occur near the corner, 1 in. by 4 in. let in knee braces in the face of the studs installed above and below the openings at approximately 45 deg. extending across not less than 3 studs shall be provided. The placing of studs wherever this material is used shall be not more than 16 in. and all vertical joints shall be staggered; wherever possible sound and full length and width sheathing boards shall be used. Short filler pieces when used shall be applied only in the middle of the wall and when used over doorways and over and under windows or other openings, additional vertical and horizontal 2 x 4's shall be provided so as to afford supplemental nailing bases along all edges of the board so used. The use of this sheathing board will be limited to not closer than 12 in. above surrounding grade.

It is further recommended that in all other respects the manufacturer's use and identification of this material shall comply with the requirements of the approval granted on May 26, 1942.

(Sgd.) HARRIS H. MURDOCK,

Chairman

CHARLES M. BLUM,

Commissioner,

LESLIE V. HUBER,

Chief Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 26, 1942, in accordance with the above report.

480-46-SA

APPLICANT—The Prosperity Co., Inc., owner.

SUBJECT—Prosperity Economatic Dry Cleaning Unit, Models 6-A and 5-A, approval of.

APPEARANCES—

For Applicant: Lester C. Kienzle.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (480-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 1, 1947

Cal. 480-46-SA

Subject: Prosperity Economatic Dry Cleaning Unit Models 6-A and 5-A, approval of.

The Prosperity Company, Inc. of Syracuse, N. Y., filed on June 21, 1946 an application with the Board of Standards and Appeals for approval of the Prosperity Economatic Dry Cleaning Unit Models 6-A and 5-A under the provisions of C26-178.0.b of the Administrative Building Code and Chapter 19 of the Administrative Code.

Description

These devices are commercial garment dry cleaning machines of the closed type using noncombustible non-flammable cleaning fluid (perchloroethylene). They are fully automatic and are controlled by means of a cycle timer mounted on the machines. The control circuit is energized from a low voltage step-down power transformer. The cylinder in models 5A and 5AS is 24 by 24 inches and has a load capacity of from 15 to 18 lbs. in weight of dry garments. The cylinder in models 6A and 6AS is 24 inches in diameter and 36 inches long and has capacity of approximately 27 lbs. in weight of dry garments. The current carrying parts of the devices are located within steel or cast iron enclosures or conduit. The device is arranged for conduit connection.

These devices are rated 220 volt, 3 phase, 60 and 50 cycle, or 220 volt, 2 phase, 60 cycle, depending on the motor used.

The cleaning fluid used with this machine is perchlorethylene, classed as non-inflammable. The door switch used in these machines is a Pass & Seymour door switch mounted in a cast iron enclosure having a wall thickness of $\frac{1}{8}$ inch. The filter shell on models 5A and 5AS and the filter cover are each $\frac{3}{16}$ inch in thickness. The filter shell has an inside diameter of $15\frac{1}{8}$ inches. The approximate length of the filter shell is $33\frac{7}{8}$ inches. The filter used on models 6A and 6AS is similar to that on models 5A and 5AS except that it is larger. It is $19\frac{1}{8}$ inches inside diameter and $50\frac{3}{4}$ inches high and is made of $\frac{3}{16}$ inch thick steel. The cover is made from a $\frac{3}{16}$ inch thick flanged and dished steel head with four $\frac{5}{8}$ inch diameter clamping bolts. The shell and cover are galvanized after welding.

The condenser for all models consists of two separate coils, one within the other; the vapor being condensed flows into the inner coil and cooling water flows in the space between the two coils. The inner coil is made of one inch outside diameter monel tubing.

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having 0.035 inch thick wall and the outer tube is made of 1¼ inch outside diameter copper tubing, the wall being 0.049 inch thick.

The cleaning machines, models 5AS and 6AS, are similar to models 5A and 6A except for an auxiliary tank and tank pump motor. There is a spacing of not less than ½ inch between uninsulated parts of the high voltage circuit and the enclosure. The parts of the device are constructed of corrosion resistant materials or are galvanized plated or enameled as a protection against corrosion. The power transformer is a Jefferson 220 volt, 50-60 cycles, 637-001-351, 24 V, 150 VA.

The complete machine consists of three principal parts, viz., the cabinet, the filter and the still. The filter and still are placed at the left side of the cabinet in a convenient position for making the necessary interconnections. All the tanks and flues required for washing, extracting, drying and deodorizing are built into the cabinet, and the motors and controls are assembled to the cabinet. The horizontal cylinder and loading door are at the front at a convenient height, the blower with its motor and the air-filter are at the top. The recovery condenser is at the back, the heater coils and connecting ducts are at each side, the storage tank is at the bottom. The washer and extractor motors and the main electrical and pneumatic control panel are located at the back of the cabinet, all are covered by a metal hood provided with hinged doors for convenience in inspection, lubrication, etc. The filter is of the cloth covered filter plate type. It consists of eight woven metal screens covered with filter-cloth. The total filtering area being approximately twenty-nine square feet. The screens rest upon a manifold extending from one side of the filter tank at a sufficient height from the bottom to provide an ample sludge-chamber below, the filter cake is recovered by reverse flow or "back-washing," and the plates are positively separated for this purpose. The circulating pump and its driving motor are placed beneath the filter, thus providing a direct flow from the pump to the filter. The filter pump is of the centrifugal type. The flow is about 1500 gallons per hour with a clean filter; the rate is reduced gradually as the filter cake builds up. The capacity of the filter is 25 gallons.

The still consists of a metal tank near the bottom of which is connected a steam coil; a water-cooled condenser and intercooler is placed above the tank, with ends of the steam coil brought out to pipe unions so that it can be easily removed. The vapor from the boiling solvent passes through a riser at the top of the tank into the condenser. The condenser consists of concentric coils that is a monel metal tube inside a copper tube, both forming a spiral of about 6 turns. The vapor passes into the inner tube and is condensed and cooled by the water which flows in the opposite direction through the space between the two tubes. As a result of the counter flow, the out-flowing condensed solvent is cooled to approximately the temperature of the inflowing water. The output of distilled solvent is about 30 gallons per hour with 50 pound steam pressure. The capacity of the still to highest recommended level, the middle of gauge glass is 25 gallons.

The formatrol cycle timer is mounted on the left side of cabinet. Its function is to completely control the complete cycle of operations after loading the machine and filling cylinder to proper level. The selection device consists of a rotating metal drum to which a slotted record of insulating material is secured and electrical contact is established as the contact fingers enter these slots. Within the formatrol is the motor which operates the record. The timer which reverses the direction of rotation of the washing cylinder during the washing, drying and deodorizing periods is mounted in the control panel at the rear. The open-

ing of the formatrol case door operates a switch and opens both sides of the electrical circuit entering the formatrol, and the circuit cannot be closed while the door is open. The closing of the door automatically closes the circuit as indicated by the lighting of a small lamp in the top of the formatrol case. A control knob is placed at the front end of the formatrol case for rotating the record manually. The record can be rotated only in the clockwise direction. Each of the contact fingers is connected to a valve magnet or to the switch magnet; as the fingers enter the slot the device is instantly operated. Each finger is clearly marked to show which valve or switch it controls. The dump valve on the left side of the cabinet at the bottom of the cylinder consists of a swinging bronze disc carrying a leather ring which seats against a bronze ring when closed. When open, the disc swings out of the line of flow and thus provides a free opening for quick draining. This valve is normally open and is closed by air. The air pressure is utilized for closing the valve while cylinder is being filled with solvent. The sump valve is mounted below the dump valve at the bottom of the storage tank and is of the butterfly type. A rod through the center of the valve carries a bronze disc which lies parallel to the flow when the valve is open and across the passage when the valve is closed. It is normally closed and is opened by air pressure. The blower for air circulation is mounted on top of the cabinet and consists of a straight blade fan driven by a 3450 RPM vertical shaft motor. The intake at the center of the fan is 4" in diameter and is extended vertically down to the cylinder. The discharge at the left side enters the deodorizing valve. The deodorizing valve built into the blower housing at the left side consists of a swinging metal vane carrying a leather ring which seats against a bronze ring when valve is closed and against the top of the cabinet and metal side ledges when valve is open. This valve is normally closed, that is the port opening into the flue is closed so that the air leaving the fan must pass down and through the air filter. When the outer loading door is open slightly after drying the load, a plunger at the right-hand end of the door hinge shaft closes an air valve which releases air from the deodorizing valve cylinder and the valve swings downward. This movement of the vane closes the port through which the air normally passes into the cabinet and opens the port into the vertical flue. The air for deodorizing now flows in through the partially opened loading door through the garments up through the fan inlet through the fan and finally through the vertical flue to the outside air. The air valve at the right-hand end of the door hinge is set to keep the deodorizing valve open when the door is wide open, as the blower continues to run and any remaining vapors are drawn away from the operator while removing the garments. The air filter is placed on the top of the cabinet above the cylinder. It consists of four cotton bags open at one end and stretched over metal frames held in position by metal clamp locked in position by winged nuts. The bags are exposed by removing the front plate above the outer loading door. The filter collects the lint and dust removed from the garments in tumbling. The safety vent valves are two poppet valves seating by gravity mounted on top of cabinet behind the deodorizing valve. The upper valve open under ¼ lb. pressure and the lower under ¼ lb. vacuum. If for any reason such as failure of water flow pressure or vacuum develops within the cabinet, a valve opens and remains open till conditions are corrected. The recovery condenser is placed in the back of the cabinet and consists of forty passes of finned copper tubing. The entire assembly being dipped in a molten tin-lead bath after fabrication. The coil is connected to take advantage of counter flow that is the cooling water flows upward through the coil while the air carrying solvent vapor

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flows downward. The air in leaving the condenser then passes over the coldest coils and at its low temperature carries very little solvent.

Inspection and Test

A model of the appliance was inspected and tested at 144 Liberty St., New York City and found to function as designed. Present at this test were Commissioner Chas. M. Blum and Chief Engineer L. V. Huber of the Committee on Test and William Lawrie representing the applicant. The appliance has been approved by the Underwriters Laboratories Inc. Guide No. 60L0 file E 14163.

Recommendation

On the basis of the data filed and the inspection and test the Committee on Test recommends the approval of the Prosperity Dry Cleaning Unit Models 6A and 5A for voluntary use in New York City provided that the system is constructed and installed in accordance with the specifications of this report, that the solvent used be perchlorethylene, that the system shall be installed only in class 1, 2 or 3 construction, that the system shall have a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 480-46-SA."

It is further recommended that installation shall be limited to locations zoned for unrestricted and manufacturing uses, and where permitted as an accessory use under section 4a of paragraph 11 of the zoning resolution, and where a variance is granted by the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

530-47-SM

APPLICANT—Universal Valve Co., owner.

SUBJECT—Universal Fill Pipe Terminal, for Fuel Oil, approval of.

APPEARANCES—

For Applicant: Joseph V. Milo.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (530-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

December 15, 1947.

Re: Cal. 530-47-SM.

Subject: Universal Fill Pipe Terminal
for Fuel Oil, Approval of.

The Universal Valve Co. filed on June 3, 1947 an application with the Board of Standards and Appeals for approval of the Universal Fill Pipe Terminal for fuel oil under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description.

This appliance consists of a heavy cadmium plated cast grey iron body with a tapered standard pipe thread. The seal cap is of red composition, cast-brass. Proper threading is provided for both seal cap and filling. The outside of the fitting is provided with 4 lugs and an oilproof gasket is provided.

Inspection and Test.

This fill pipe terminal was inspected and tested by the Committee on Test. Present at the test were Commissioner Chas. M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Joseph V. Milo, for the applicant.

Recommendation.

On the basis of the data submitted and the inspection and test the Committee on Test recommends the approval of the Universal Fill Pipe Terminal for fuel oil for use in New York City, on condition that the device shall be installed in accordance with the Oil Burner Rules of the Board of Standards and Appeals and shall comply with the following requirements:

The fill pipe terminal body shall be of cast grey iron or malleable iron and heavily plated with cadmium or hot galvanized; that the seal cap shall be of cast brass or cast bronze or of malleable iron plated as required for body. All threading shall be done after plating.

The fill pipe terminal shall be provided with at least three (3) lugs on the outside, so that the fill pipe terminal can be imbedded in concrete or masonry to prevent the terminal from being loosened from the fill line or in lieu thereof, the fill pipe terminal shall be fastened to the fill line by means of an Allen or similar set screw.

The outer flange of fill pipe terminal shall be provided with letters no less than $\frac{1}{2}$ inch in height and raised $\frac{1}{16}$ inch reading "Fuel Oil" and with the calendar number under which the fill pipe terminal was submitted for approval in smaller letters.

The fill pipe terminal shall have not less than ten machine-cut threads on the nipple end and not less than seven on the seal-cap.

An oil-proof gasket shall be provided, inserted in a groove in the nipple end of the fill pipe terminal, so that it cannot be readily removed, in order to render the fill pipe terminal vaporproof at all times when not in use.

A screen of mesh with $\frac{1}{8}$ in. openings may be provided to safeguard against entry of foreign matter into the fill pipe.

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

824-47-SA

APPLICANT—General Motors Corp., Frigidaire Division, owner.

SUBJECT—Frigidaire Automatic Washer, Model WJ-60A, approval of.

APPEARANCES—

For Applicant: E. T. Benson and R. A. Peters.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

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THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (824-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 3, 1947.

Re: Cal. 824-47-SA

Subject: Frigidaire Automatic Washer,
Model WJ-60A, approval of.

The General Motors Corporation, Frigidaire Division, filed on September 10, 1947 an application with the Board of Standards and Appeals for approval of their Frigidaire Automatic Washer, Model WJ-60A, under the mandatory requirements of C26-191.0.a and C26-1277.0.h as meeting the anti-siphonage and drainage requirements of the Administrative Building Code and the Rules of the Board.

Description

Model WJ-60A, is designed for connection to a plumbing system and adjacent to a drain outlet. Hoses tested to 600 lbs. are furnished for hot and cold water inlet connection. The cold water inlet hose has a molded in ground wire which grounds the machine. A drainage hose is also furnished. Faucets are interposed in the piping system ahead of the hoses so that the water may be shut off at any time.

The principal controls of this machine are Select-O-Dial Timer and Flow Temp Water Control. The Select-O-Dial Timer is an electric time control which selects and times each of the machines' operation and is started by a self-starting synchronous electric motor. The operations it controls are the usual washing machine's cycle of washing and rinsing. It is operated on the push and pull system for opening and closing the circuit. There is a water temperature selector switch located adjacent to the Select-O-Dial.

A 15 ampere fusat is also located near the dial and serves as a fuse protection for the electrical circuit of the machine.

The Flow Temp Water Control automatically controls hot or tempered water to the machine. The Temp is controlled by individual solenoids in the hot and cold water sides of the valves. The amount is controlled by a metering device in the water control assembly. A small spring backed check disc is installed in each of the control inlets to prevent transfer of water from hot to cold lines and vice versa and also acts as a check valve to prevent back flow into supply lines. Clothes to be washed are put in the cylinder of the unit and soap, about 3 ozs. is placed into the cup in the pulsator. The top is lowered into place and after adjustments are made on the dial it is pushed in and the cycle starts. When 10 gallons of water enter the tub the machine goes through its washing cycle, which cycle takes up 29½ minutes.

Water is conducted from the mixing valve thru a ½" fill tube fastened to the outside back of machine and enters the machine at a point above the water retaining tub. This opening in the rear of the cabinet acts as both an entrance for the fill tube and an overflow in case of failure. Fastened to the inside rear of the machine is a cover plate assembly which forms a sill and overflow chamber. There is a baffled opening in this assembly below the point of overflow and it forms a trap for overflow. The area of this baffled opening and the overflow opening is such as the overflow water at such a rate as not to reduce the air gap, between the overflow and the fill tube, less than code requirements. At a point opposite the end of and in line with the fill tube a rubber nozzle

is located in the cover plate assembly which provides an air gap between the nozzle and the end of the fill tube.

The Pulsator is the washing and rinsing mechanism and its pulsating action is 330 pulsations per minute. The spinning action, which goes into action on the dry spin, is 1130 R.P.M.

Tests

Tests were performed on the applicant's model WJ-60A at the test bench, Dept. of Water Supply, Gas and Electricity, 30 Vanderwater St., N.Y.C., on October 10, 1947 with details and witnesses as follows: Representing the manufacturers were Mr. Harold B. Wallis, Section Engineer, Mr. Ralph A. Peters, Service Mgr.; representing the Dept. of Water Supply, Gas and Electricity, Mr. O. J. Burke, Chief of the Bureau of Water Register and Mr. J. S. McCormack, Acting Chief Inspector, Board of Water Register; representing the Board of Standards and Appeals, Commissioner Charles M. Blum and John A. Darts of the Engineering Division.

The unit submitted for test was Model WJ-60A, Serial #27E360. The machine was subjected to a full wash routine with a soap dosage 3 times normal soap requirement for heavy soiled wash. This created an abnormal soap head condition which could possibly reduce the air-gap between the water supply and overflow level. The test failed to cut down the air gap as at no time did the soap head approach to within one inch of the water supply inlet. The test showed the Frigidaire Corp. Automatic Washer, Model WJ-60A, equipped with air gap, conforms to Rule 2, Submerged Inlet Rules, adopted by the Board February 3, 1939 as amended September 10, 1946 and effective October 7, 1946.

Recommendations

On the basis of the foregoing tests, the Committee on Test recommends the approval of the Frigidaire Automatic Washer, Model WJ-60A, under C26-191.0.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939 as amended September 10, 1946, effective October 7, 1946. And as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter 2½" to 4" slop sink 3' x 3' x 3'
All slop sinks to have mushroom strainers having a diameter the same size as the waste, line.

The foregoing table is based upon there being no specific provision for this type of equipment in C-26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units.

Nothing in this recommendation shall be deemed to permit use of these appliances where not permitted under the Zoning Resolution unless duly authorized.

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under Cal. #824-

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47-SA, and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for investigation in order that the requirements of this approval be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

840-47-SM

APPLICANT—Fox Brothers Manufacturing Company, owner.

SUBJECT—Fox-Made Wood Fire Door Assembly (one hour), approval of.

APPEARANCES—

For Applicant: Charles F. Paul, Rollin C. Bastress and F. A. Hartman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (840-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 15, 1947.

Re: Cal. 840-47-SM

Subject: Fox-Made Wood Fire Door Assembly (one hour), Approval of.

Fox Bros. Manufacturing Co. of St. Louis, Missouri, filed with the Board of Standards and Appeals an application for the approval of the Fox-Made Wood Fire Door Assembly under the requirements for fireproof doors as provided in C26-610.0 and C26-178.0.b of the Administrative Building Code and Art. I, Sect. 4, subdivision 10 of the Multiple Dwelling Law.

Description

This door is manufactured at the applicant's plant in St. Louis, Missouri. The process of manufacturing was witnessed by a representative of the Protexol Testing Laboratory on September 26th and October 1, 1947, at which time two doors made with inspector present were selected by the inspector to be tested at the Protexol Testing Laboratory in Kenilworth, N. J. (Report No. filed herewith). Samples taken for test and tested were full size door assemblies consisting of a flush type wood door, 3 ft. wide, 7 ft. high and 1¾ in. thick, mounted in fireproof wood frames, the complete assemblies being set in the masonry wall of the test furnace door and anchored to it. All the wood, except for the face veneers, had been treated to Protexol Class A specifications with solutions of ammonium salts by the vacuum-pressure method to render it fire resistant. The core was built up of Ponderosa Pine strips ¾ in. wide by the thickness of the core in the full length of the integral laminated sections. Sections include the core panels, stiles and rails. These were glued with a resorcinalphenol resin glue (Lauxite RF-900.) The core panels, stiles and rails are mortised and tenoned as indicated in detail attached. The doors have birch edge strips on all four edges approximately ¾ in. by 1½ in.

Cross bands were of rotary cut poplar ⅝ in. thick extending across the width of the doors except for the edge strips. The face veneers (untreated) were unselected Birch ⅝ in. thick sanded to approximately 3/32 in. Cross banding and face veneers were glued up with the same resorcinal-phenol resin type used in manufacturing the core.

The latching mechanisms were Schlage heavy duty locks having a bolt throw of ¾ in., set at mid-height and 2¾ in. o.c. from the edge. The doors were hung on one and one-half pairs of 6 in. Rixon olive knuckle hinges and were hung so as to swing into the test furnace.

Both doors were set with approximately the same clearances; hinge sides were close at bottom and ⅝ in. at mid-height and top; lock sides were close at bottom to 1/16 in. at top; top of doors were close at hinge sides to 1/16 in. at lock sides; bottom of doors were ⅝ in. The jambs are entirely of wood, having a base member 1¾" by 5½" mortised ⅜" to receive the stop. The stop is 1¾" by 3½". When assembled the depth of stop is approximately 1" x 1" x 1¾" trim strip is applied on the hinge side and a 1" x 2½" strip covers the joint formed by the stop and base member.

The test furnace is a fire brick structure approximately 10 ft. wide, 2 ft. deep and 12 ft. high with a swinging door having a rough opening 62 in. x 93 in. in which the samples were individually set.

Gas is supplied to the heating burners through a manifold at the back of the furnace with suitable controls for regulating the temperatures in the combustion chamber. A sufficient number of chromel-alumel thermocouples is provided for the determination of temperatures both within the furnace and on the unexposed face of the samples. Six ports in the sides of the furnace facilitate observations within the furnace on the exposed face of the test samples.

The test was conducted in two parts under the supervision of Comm. C. M. Blum, Comm. E. W. Kleinert and Chief Engr. L. V. Huber. The first door was subjected to a one hour fire test and the second door was subjected to a half hour fire test and the second door was subjected to a half-hour fire exposure followed by the application of a hose stream. Both tests were conducted in accordance with the standard time-temperature curve and maintained within the 5% area tolerance for the full test periods.

The one hour fire exposure was conducted first. The face veneer on the exposed face began to delaminate at about 6 minutes. At the 15 minute interval it was off the lower one-third of the exposed face. At the 30 minute interval there was incipient flaming of trim on both sides of exposed face of frame. At 50 minutes char developed on unexposed face at the low corner on lock side as a result of deflection of door away from stop. At the end of the test a charred area was developing on the unexposed face near the latch. The unexposed face presented substantially the same appearance as at the start of the test. The average rise of the transmitted temperature through the door was 25° at 30 minutes; 72° at 45 minutes; and 130° at 60 minutes. The test was discontinued at 60 minutes and 15 seconds.

The second sample was subjected to a 30 minute fire exposure. The face veneer was flaming on the exposed face at 2 minutes and had all dropped off at the 5 minute interval. There was no further appreciable change in the sample except for deflection of the top and bottom corners on the lock side toward the fire approximately ¼ in. to 5/16 in. at the 25 minute interval. The average rise of the transmitted temperature through the door was 25° at 30 minutes. At the 30 minute interval, the gas was shut off and the furnace door swung open. The hose stream was applied to the exposed face for one minute without effect upon the sample. The latch was released and the sample swung

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freely on its hinges. About 1-3/16 in. in thickness of the original material was unaffected by the fire exposure.

Recommendation

On the basis of the foregoing data and inspection and test, the Committee on Test recommends the approval of the Fox-Made Wood Fire Door Assembly, including the wood frame, for use as an opening protective assembly in fireproof partitions required to have a fire resistive rating of three-quarters hour under Section C26-662.0, Administrative Building Code, and as a fireproof door having a fire-resisting rating of one hour under Art. 1, Sect. 4, subdiv. 10 of the Multiple Dwelling Law, when constructed and hung strictly in accordance with the specifications set forth herein. No lock other than the Schlage used in these tests or similar type shall be inserted in these doors. In bonding the wood material, only a resorcinol-phenol resin type of glue shall be used.

The Committee further recommends that all opening protective assemblies manufactured under this approval shall comply with the rules of the Board of Standards and Appeals for the inspection and identifying of Opening Protective Assemblies.

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

and

WHEREAS, the applicant has requested that the name of the material be changed to read, "Fox-Made Wood Fire Door Assembly."

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

946-47-SM

APPLICANT—Albert Buonasera, d/b/a Colonial Welding Co., owner.

SUBJECT—Colonial Welding Co. 275 gallon tank for Fuel Oil, approval of.

APPEARANCES—

For Applicant: Albert Buonasera.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (946-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 8, 1947.

Re: Cal. 946-47-SM.

Subject: Colonial Welding Co. 275 Gallon Obround Fuel Oil Storage Tank, approval of.

Albert Buonasera, for the Colonial Welding Co., filed on Oct. 9, 1947 an application with The Board of Standards and Appeals for approval of the material known as Colonial Welding Co., 275 Gallon Obround Fuel Oil Storage Tank under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

Description

The tanks are constructed of No. 10 U.S. Gauge commercial grade hot rolled steel. The heads are

dished No. 10 Gauge U.S. hot rolled steel with 1½ inch weld offset. The dimensions are 66 inches long, 42 inches high by 26 inches wide and weigh 375 pounds with plugs and legs. The tanks are provided with four 2¼ inch diameter holes on top for 2 inch flanged steel forgings threaded to receive pipe connections and a ¾ inch feed coupling welded into the head at the bottom. The tanks are also equipped with four steel pipe lugs tapped to receive the legs. The tanks can be set either vertical or horizontal.

Inspection and Test

A sample tank was inspected and tested by the Committee on Test at the plant of the applicant at 110-64 Corona Ave., Corona, L. I., on Nov. 21, 1947. Present at the test were Comm. C. M. Blum, Chief Engr. L. V. Huber, J. A. Darts, Engineering Division, of the Committee on Test and Mr. A. Buonasera representing the manufacturer. The tank was subjected to a hydraulic test and successfully met the requirements of Rule 10.3.1 of The Oil Burner Rules. Details of Construction workmanship and protection of steel were found to comply with the Rules of the Board.

Recommendation

On the basis of the foregoing data and test the Committee on Test recommends that the Colonial Welding Co. 275 Gallon Obround Fuel Oil Storage Tank be approved for use in Fuel Oil installations in New York City when constructed in conformity with the details of this report and drawings filed with this application but nothing herein shall be deemed to waive any requirements of the Oil Burner Rules of the Board. It is further recommended that all welding conform to the Fusion Welding and Gas Cutting Rules of the Board and that the permanent affixed plate required by Rule 5.3.2 of the Oil Burner Rules in addition to the wording, "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 946-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

987-47-SM

APPLICANT—Crane Co., owner.

SUBJECT—Crane Hulbert Drainage Fittings, approval of.

APPEARANCES—

For Applicant: Arnold J. Knacic.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (987-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 11, 1947.

Re: Cal. 987-47-SM.

Subject: Crane Hulbert Drainage Fittings, approval of.

Crane Company of Long Island City filed on November 14, 1947 an application with the Board of

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Standards and Appeals, for approval of the Crane Hulbert Drainage Fittings, Types C37-120 and 122, C37-126 and 128, C37-131 and C37-134 and C37-145, C37-146, C37-148, C37-139, C37-106, C37-150, under the provisions of C26-178.0.b and C26-1227.0, C26-1229.0, C26-1230.0 and C26-1236.0 of the Administrative Building Code.

Description

The Crane "Hulbert" Drainage Fitting is a combination of several fittings made into a single casting. These fittings are available with screwed ends for wrought iron pipe and with hub and spigot ends for soil pipe. Types C37-120, right hand, and C37-122, left hand, are single short turn fittings; C37-126, right hand, and C37-128, left hand, are single long turn fittings; C37-131 is a double long turn fitting; C37-134, right hand, and left hand, is a single long turn fitting hub and spigot ends for soil pipe. C37-145 and C37-146 are vertical stack fittings; C37-148 is a near stack double drainage fitting; C37-139 is a double vent fitting inlet and outlet tapped; C37-106 is a pitch coupling and C37-150 is a drainage ell. These fittings conform to the requirements of C26-1227.0, C26-1229.0, C26-1230.0 and C26-1236.0.

Inspection and Test

The Crane "Hulbert" Drainage Fittings were inspected and tested by the Committee on Test at the Goldwater Memorial Hospital and conformed to the requirements of Art. 13 of the Administrative Building Code. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test.

Recommendation

On the basis of the data submitted and the inspection and test, the Committee on Test recommends the approval of the Crane "Hulbert" Drainage Fittings, as herein specified, provided that the fittings are manufactured and installed in accordance with the requirements of Art. 13 of the Administrative Building Code and that each fitting when installed be labeled, marked or tagged, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 987-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 12:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING,

FRIDAY AFTERNOON, JANUARY 9, 1948.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy.

APPEALS FROM ADMINISTRATIVE DECISIONS

948-47-A

APPLICANT—Benjamin Saltzman, Borough Supt. Department of Housing and Buildings.

OWNER OF PREMISES—Board of Transportation, City of New York. (Robert D. Orso, lessee and T. Zizzamia, sublessee).

SUBJECT—Revocation of Certificate of Occupancy 116349-47, re B.N. 234-41.

PREMISES AFFECTED—222-262 West 9th street and 503-519 Smith street, southeast corner (Block 480, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Edward M. Duck, Board of Transportation.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, Louis Rabinowitz, Dep't of Investigation and Philip E. McNeryn, Dep't of Marine and Aviation.

ACTION OF BOARD—Appeal granted; Certificate of Occupancy 116349-47 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 116349-47—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (948-47-A)

WHEREAS, Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, filed on September 10, 1947, an application for revocation of Certificate of Occupancy #116349-47 issued, affecting premises: 222-262 West 9th street and 503-519 Smith street, southeast corner (Block 480, Lot 10), Borough of Brooklyn: which premises are owned by the City of New York, Board of Transportation and under lease to Robert D. Orso and sublet to T. Zizzamia; and

WHEREAS, the applicant states the building is one story, (43 ft.) in height, 50 ft. by 45 ft. 8 in. in area, of Class 3 construction, erected in 1904, located in an unrestricted use, A area and Class 1½ height district; used and occupied since January 13, 1947 for the storage of market baskets, two persons; and

WHEREAS, the applicant contends that this application seeks to revoke Certificate of Occupancy 116349 issued on January 13, 1947, because the Department's jurisdiction does not extend to waterfront property, and is without power to enforce violations that may exist on the premises; that the principal points in this appeal for revocation are as follows:

1. A search of the available records fails to show the application filed for this certificate of occupancy or affidavit of the person making the application as required by Section 2.1.3.7 of the Building Code and Sec. C26-187. of the Administrative Code;

2. A search of the available records fails to show the report of the conditions of the premises and building as required by Sec. 2.1.3.4 of the Building Code and Sec. C26-184.0 of the Administrative Code;

3. Sec. 643b of the City Charter specifically states that the Department of Housing and Buildings has no jurisdiction over waterfront property; that in support of this there is contained with the papers a copy of a letter dated August 28, 1947, from Mr. F. G. Reinicke, Commissioner of Marine and Aviation to this department in answer to a letter from the applicant herein dated July 29, 1947, wherein the Dept. of Marine and Aviation states "that the property in question is waterfront property adjoining the Gowanus Canal and is therefore under the jurisdiction of this (Marine and Aviation) Department, and that this Department (Marine and Aviation) has issued certificate of completion of new construction and approvals . . .";

4. In view of lack of jurisdiction, the Department of Housing and Buildings was without power to issue this certificate of occupancy. Accordingly, Certificate of Occupancy 116349 should be revoked; and

WHEREAS, the applicant has filed with the Board a copy of communication addressed to him by the Commissioner of

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Marine and Aviation under date of July 29, 1947, reading as follows:

"The property at the above location is under the ownership of the Board of Transportation of the City of New York, and consists of a plot in Block 480, known as Lot 10, and has a frontage of 347'- $\frac{3}{4}$ " on West 9th Street; 131' along Gowanus Canal and 202'- $\frac{3}{4}$ " on Smith Street, but various buildings and uses have been leased out, so that at the present time apparently none of this property is being operated by the Board of Transportation for its own use, with the exception of the 3-story brick power house fronting on West 9th Street.

Our inspection shows that there are various violations of the Building Code existing on these premises. Before taking any official action, I would like to have a statement from you as to whether or not these premises and the various buildings and uses thereon are under your jurisdiction, and whether or not your department issued permits or approvals for any uses, alterations or new buildings on this plot."

and

WHEREAS, the applicant has filed with the Board a copy of a letter addressed to him by the Commissioner of Marine and Aviation, dated August 28, 1947, reading as follows:

"With reference to your communication of July 29th, 1947, in which you request to be advised as to whether or not this Department assumes jurisdiction over Board of Transportation property located on the south side of West 9th Street, between Smith Street and the Gowanus Canal, Borough of Brooklyn, and whether or not this Department has issued any permits or approvals for any uses, alterations or new buildings on this plot.

Please be advised that the property in question is waterfront property adjoining the Gowanus Canal and is therefore under the jurisdiction of this Department, and that this Department has issued certificate of completion of new construction and approvals for use by various tenants of the Board of Transportation.

However, a recent examination by our engineers disclosed three violations on the premises and a recommendation has been submitted to the Board of Transportation requesting the taking of appropriate action to remedy same. A copy of this letter is forwarded for your information."

and

WHEREAS, the applicant has filed with the Board a copy of a communication dated August 28, 1947, addressed to the Chairman of the Board of Transportation by the Commissioner of Marine and Aviation, reading as follows:

"It has been reported to me that the one-story brick building located on City-owned property under your jurisdiction south of West 9th Street between Smith Street and the Gowanus Canal is unsafe in that the exterior corrugated sheet metal roof covering is missing in several places and the interior wood lining on the underside of the roof is loose and in danger of falling in several places. In addition, your tenant has filled the building with empty wood crates and boxes to a height of about thirty feet, creating a fire hazard. Further, that another tenant is using a one-story wood frame building, intended for tool storage, for an automobile repair shop.

Will you please arrange to have the above conditions remedied as soon as possible."

and

WHEREAS, Certificate of Occupancy 116349 issued January 13, 1947, predicated on work under Bldg. Notice 234-41 and completed January 13, 1947, classifies this building as one-story brick and permits its use for the storage of market baskets with an occupancy of two persons; and

WHEREAS, the applicant has filed a certificate of the City Register, showing that the premises in question are owned by the City of New York; and

WHEREAS, this Board has notified the Board of Transportation of the City of New York owner; Robert D. Orso, lessee; T. Zizzamia, sub-lessee and the Commissioner of Marine and Aviation of the date of this public hearing; and

WHEREAS, the notice addressed to T. Zizzamia at 222-262 West 9th Street, Brooklyn, New York, has been returned by the Post Office, there being no such address; and

WHEREAS, it appeared that the jurisdiction over the building was vested in the Department of Marine and Aviation and that the Certificate of Occupancy should not have been issued by the Department of Housing and Buildings; and

WHEREAS, it appeared that the use for which the Certificate of Occupancy was issued has been abandoned, so that the question involved is academic; and

WHEREAS, it was stated by the representative of the Board of Transportation that the buildings are about to be demolished, so that this Certificate of Occupancy and the prior certificate issued for storage of motor vehicles as a garage would not be relied upon.

Resolved, that the Board of Standards and Appeals does hereby grant the application of the borough superintendent, revoking Certificate of Occupancy 116349-47.

984-47-A

APPLICANT—Arthur Jovis, for Albert Boris Leasing Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—64-66 Rutgers street and 250 Cherry street, northwest corner (5th & 6th floors); (Block 255, Lots 23 & 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Jovis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy

Negative

THE RESOLUTION (984-47-A)

WHEREAS, Arthur Jovis, for Albert Boris Leasing Co., owner, filed November 13, 1947, an appeal from a decision of the borough superintendent, affecting premises: 64-66 Rutgers street and 250 Cherry street, northwest corner (5th and 6th floors); (Block 255, Lots 23 and 24), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated December 11, 1947, re Alt. Applic. 1156-47, reads:

"2. Exits should comply with sec. 271 Labor Law. Note that fire escapes are not acceptable on bldgs. exceeding five stories in height."

3. Bldg. should be of fireproof construction for change in use from residence to business as height exceeds 4 stories and 50 ft. Sec. C26-254.0 A.C."

and

WHEREAS, the applicant states the building is 6 stories (67 ft.) in height, 84 ft. 4 in. by 63 ft. 11 $\frac{1}{2}$ in. irregular in area, at 1st floor, 84 ft. 4 in. by 60 ft. and 54 ft. 4 in. irregular in area at typical floor; Class 3 construction, located in a business use, C area and Class 1 height district, erected in 1900 and used and occupied since, as follows: Cellar, storage; 1st floor, stores; 2nd to 6th floors, multiple dwellings (now vacant); proposed to be used and occupied: Cellar, storage and boilerroom; 1st to 6th stories, factory. 68 persons per story; that the building is proposed to be equipped with a one source sprinkler system and an interior fire alarm system and that fire drills will be maintained; that the building is now equipped with two interior 3 ft. wide steel stairs, brick enclosed, equipped with kalamein, self-closing doors; one stairway in each building runs from

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the roof to the street and there are five Multiple Dwelling Law fire escapes, four at the front and one at the rear; that the building will be equipped after alteration with one 3 ft. 6 in. wide steel stairs, enclosed in 3-hour masonry partitions, equipped with fireproof, self-closing doors and extending from the roof bulkhead, directly to the street and a labor law fire escape, with window and door openings on its course, made fireproof, self-closing; and

WHEREAS, the applicant contends as to objection 2, that since the filing of plans under this alteration, Section 271 of the Labor Law has been amended, invalidating the proposed second means of egress, consisting of a fire escape; that had the Department acted promptly on the alteration application, an approval of the fire escape as a second means of egress could have been obtained; that at the time of filing plans, no knowledge of amendment of the Labor Law was available to the applicant and it was felt that a second means of egress, consisting of a fire-escape erected in compliance with the rules of the Board was legally permitted; that based on such belief, the owners entered into a commitment which would be drastically upset by the application of the law as now amended; and contends as to objection 3, that this objection is based on Section C26-254.0 of the Code which restricts non-fireproof buildings for commercial use to four stories; that the borough superintendent would limit such use to the lower four stories and require the sealing off of the 5th and 6th stories; that Section C26-2.0 of the Code states that the Code "does not provide presumptively for matters that are contained in . . . the Labor Law . . ."; that the practice has been generally to permit the Labor Law to take precedence over the Code when there is a conflict; that this has been recognized in general by the Department of Housing and Buildings and more specifically in the instant case, in that one stairway and one fire escape were accepted under Section 271 of the Labor Law in place of the more stringent requirements of Article 7 of the Code; that the Department does not recognize that Section 271 of the Labor Law should have the same precedence over Section C26-254.0 of the Code; that a complete sprinkler system will be installed in the building in accordance with the Sprinkler Rules of the Board; that the first two tiers of the building are now fireproof and the remaining ceilings will be fire-retarded; that the only opening between successive floors are the stairhalls and elevator shaft, which will be fireproof construction; that while the Labor Law requires fire-resistive stair enclosures, fireproof enclosures of the stairs will be provided as added-protection; that with a fully sprinklered building having the two lower tiers of fireproof construction and the remaining tiers of fire-retarded construction and fireproof stair enclosures sealing off successive floors, it is felt the spirit of Section C26-254.0 is fully complied with and a greater degree of safety provided than if the lower four stories of the building only were permitted to be used with the upper two stories sealed off, but without the added fire protection of sprinklers, fireproof stair enclosures and fire-retarding of the upper floors.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1156-47, objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as proposed and indicated on plans filed with this appeal, marked "Received November 13, 1947" (2 sheets), consisting of interior fireproof stair complying with the requirements therefor and a new exterior fire escape, as indicated, exiting along the roof of the first story to Cherry Street, by means of a counterbalanced ladder complying with the requirements of the Labor Law therefor; that the existing fire escapes required when the buildings were used as tenements may be continued, provided they are in safe condition; that signs shall be posted at such fire escapes, reading "this fire escape is not a lawful exit" or similar wording as may be required by the borough superintendent; that the windows along the course of the passage from the new rear fire escape to the street shall be made fireproof, self-closing; that all windows on the interior enclosed court and the two

open courts shall be made fireproof, self-closing; that a sprinkler system of at least one source shall be installed and maintained and fire drills maintained in accordance with Labor Law requirements; that the occupancy shall be limited to the capacity of the primary means of exit with due allowance for the additional number of occupants as permitted under the Labor Law, due to the maintenance of the sprinkler and fire alarm systems and fire drill; that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the type and amount of manufacturing shall be in accordance with the regulations of the zoning resolution for the district in which premises is located.

1000-47-A

APPLICANT—Lama and Proskauer, for Samuel Chess, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8102 23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant—Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (1000-47-A)

WHEREAS, Lama and Proskauer, for Samuel Chess, owner, filed November 20, 1947, an appeal from a decision of the borough superintendent, affecting premises 8102 23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1947, on Alt. Applic. 4063-47, reads:

"1. The change in use of this non-fireproof bldg. exceeding 20' in height from residence to nursing home (hospital) is contrary to the Bldg. Code, Sect. 2.1.3.5 and Sect. 4.2.1.

2. The exit stairs do not comply with requirements of the Bldg. Code, Sect. 6.4.1.8.1. The enclosure should be of 3 hr. fire resistive construction with all doors ¾ hr. self-closing."

and

WHEREAS, the applicant states that the building is two stories and attic (35 ft. 8 in.) in height, 68 ft. 6 in. by 31 ft. 6 in. irregular in area, of class 3 construction, erected in 1928, located on a lot 100 ft. by 60 ft. in area, in a residence use, E area and Class 1 height district, and used and occupied since 1928 as a one family dwelling; proposed to be used and occupied as follows: cellar—boiler room, morgue and laundry; basement—office, rest room, bedroom and kitchen—10 persons; 1st floor—offices and bedrooms—25 persons; 2nd floor, office and bedrooms—18 persons; attic—bedrooms—6 persons; that the entire building is to be used and occupied as a nursing home and is equipped with one 3 ft. wide wood stairs, enclosed in partitions of wood studs and plaster, equipped with wood doors, which are not self-closing; that the stairhall leads directly to the street; and

WHEREAS, the applicant states that there will be 17 beds on the first floor, 15 beds on the 2nd floor and the attic will be used as nurses' quarters; that the halls and stair through-out will be sprinklered and a new fire escape erected, as shown on plans filed with this appeal; that it is proposed to alter the 1st floor existing garage for offices and to

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construct a new 3 ft. wide stair leading to the second floor; and

WHEREAS, the applicant contends that the building will comply with all laws, rules and regulations governing the proposed use in all other respects and it is therefore requested that this appeal be granted; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4063-47, objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be reconstructed and arranged as indicated on plans showing the existing and proposed conditions, filed with this appeal marked "Received November 20, 1947" (10 sheets); that the use shall be as proposed and shall meet the approval of the departments having jurisdiction over the proposed use and shall in all other respects, comply with the requirements of the Building Code; that the sprinkler system shall be installed as proposed throughout the stairhall and extended to include the kitchen and laundry space in the basement, the closet spaces in the attic and the dumbwaiter shaft shall be protected with a sprinkler head; that the sprinkler system may be of the type as permitted for the stairhall of a converted multiple dwelling; that the exterior stair shall be maintained as proposed and continued to include the window in the third or attic story toward the southwest.

812-47-A

APPLICANT—Frank S. Parker Associates, for Joseph Nesi, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution, re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1281 Viele avenue, north side, from Coster street to Faile street (Block 2774-D, Lot 349), Borough of The Bronx.

APPEARANCES—

For Applicant: Solomon J. Feldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment withdrawn by applicant, after discussion.

THE VOTE TO WITHDRAW REQUEST TO RE-OPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

ZONING APPLICATIONS

293-45-BZ

APPLICANT—Colonial Beacon Oil Co., new owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station and the inclusion of a motor vehicle repair shop.

PREMISES AFFECTED—739-747 Albany avenue and 600-610 Clarkson avenue, southeast corner (Block 4846, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (293-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station and the inclusion of a motor vehicle repair shop, affecting premises 739-747 Albany avenue and 600-610 Clarkson avenue, southeast corner (Block 4846, Lot 1), Borough of Brooklyn, was granted by the Board on November 20, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 10, 1946; and

WHEREAS, the resolution was amended and plans submitted by the applicant were approved on April 8, 1947; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board November 20, 1945, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by the applicant that part of the work has already been completed, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution, in accordance with the plans as approved by resolution adopted by the Board April 8, 1947."

44-46-BZ

APPLICANT—Boris W. Dorfman, for Daumar Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension of present buildings, to cover more than area permitted at curb level.

PREMISES AFFECTED—1609-1611 Avenue U, north side, 112 ft. west of East 17th street (Block 7321, Lots 45 and 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (44-46-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension of present buildings, to cover more than the area permitted at curb level, affecting premises 1609-1611 Avenue U, north side, 96 ft. and 112 ft. west of East 17th street (Block 7321, Lots 45 and 46), Borough of Brooklyn, was granted by the Board on April 2, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 6, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 2, 1946, by adding thereto:

"*Resolved*, further, that irrespective of the provision of this resolution to the contrary the wall on the first floor between the main buildings and the extensions on Lots 45 and 46 may be removed, as indicated on plan filed with this appeal, marked 'Received December 31, 1947' (1 sheet) and as passed upon by the borough superintendent under Alt. Applications 4167 and 4168 of 1945, objections 1, dated December 10, 1947 and December 17, 1947, respectively, *on condition* that in all other respects, the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, including the Multiple Dwelling Law and that proper support shall be substituted for the wall to be removed as the Building Code requires and that in all other respects, the requirements of the resolution as adopted April 2, 1946 shall be complied with."

823-46-BZ

APPLICANT—Bradbury Building Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence and unrestricted use district, the rebuilding of a gasoline service station and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—530-546 East 73rd street, southwest corner of East River drive (Block 1484, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert William Lewis and Reuben Steinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (823-46-BZ)

WHEREAS, Albert W. Lewis for Bradbury Building Corporation, owner, Gulf Oil Corporation, lessee, filed October 28, 1946, an application under section 7f of the zoning resolution, to permit in a residence and unrestricted use district, the rebuilding of gasoline service station and the parking and storage of more than five (5) motor vehicles, affecting premises 530 to 546 East 73rd street, southwest corner East River drive (Block 1484, Lot 26), Borough of Manhattan, was granted by the Board on June 10, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 10, 1947, by adding thereto:

"... that the plans marked 'Received December 16, 1947' (4 sheets) are hereby *approved* in place of plans previously approved in the following respects:

1. As to width and location of curb cuts to the service road of East River drive;

2. As to the location and number of gasoline storage pumps;

3. As to the design of the accessory building; and

4. As to the treatment of the existing walls to the south and west on the lot lines.

on condition that in all other respects, the requirements

of the resolution adopted June 10, 1947, shall be complied with."

233-47-BZ

APPLICANT—Comprehensive Omnibus Corp., for The City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in retail and business use districts, the erection and maintenance of a building to be used as a non-storage garage for more than five (5) motor vehicles and the parking and storage of more than five (5) motor vehicles in parking lot, and the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—225-227 Delancey street, south side, from Willett to Pitt streets (Block 337, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob H. Zamore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (233-47-BZ)

WHEREAS, Comprehensive Omnibus Corp., lessee for the City of New York, Dept. of Public Works, owner, filed an application under sections 7f and 7e of the zoning resolution, to permit in a retail and business use districts, the erection and maintenance of a building to be used as a non-storage garage for more than five (5) motor vehicles, the parking and storage of more than five (5) motor vehicles in unbuilt portion of plot and the erection and maintenance of a gasoline service station, affecting premises 225-227 Delancey street, south side, from Willett to Pitt streets (Block 337, Lot 13), Borough of Manhattan, was granted by the Board on July 8, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 8, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended, this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

79-20-BZ

APPLICANT—Daniel Santoro, for Puritan Petroleum Products Corp., owner.

SUBJECT—Application for consideration—reopening under sections 7c and 7f of the zoning resolution to permit in a residence use district, the extension of an existing garage for storage of fuel oil tank trucks; previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension in area of an existing garage for more than five motor vehicles.

PREMISES AFFECTED—96 Jewett avenue, west side, 119 ft. north of Bond street and 17 Bond street (Block 1013, Lots 48-58), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

MATERIALS SUBMITTED FOR APPROVAL

1169-38-SM

APPLICANT—Kimberly-Clark Corp., owner.

SUBJECT—Application for consideration—reopening re Kimsul Expanding Building Insulation (improved), previously approved.

APPEARANCES—

For Applicant: Frank Garlin.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

978-41-SM

APPLICANT—Trageser Copper Works, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional size re Trageser 275 Gallon Basement Obround Fuel Oil Tank (previously approved).

APPEARANCES—

For Applicant: Alexander Visnick.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (978-41-SM)

WHEREAS, The Trageser Copper Works, owner, filed on November 13, 1941, an application with the Board of Standards and Appeals for approval of the material known as the Trageser 275 Gallon Basement Obround Fuel Oil Tank; and

WHEREAS, this material was approved by the Board on May 19, 1942, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 19, 1942, by adding thereto:

“... that a tank, indicated on drawing as No. TA175, marked ‘Received December 12, 1947’ and having dimensions 40" x 44" x 26" may also be deemed approved under this resolution, *on condition* that the requirements of the resolution and the Oil Burner Rules of the Board shall be complied with.”

Adjourned: 3:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That all the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be necessary for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 3

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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DEPARTMENT OF HOUSING AND BUILDINGS
of the City of New York

INTRADEPARTMENTAL MEMORANDUM

January 5, 1948.

SUBJECT: Interpretation of Subdivision (v), Section 1, Article 1, Zoning Resolution.

This directive supersedes previous memorandums on the same subject, dated April 17, November 14, and December 12, 1946, and becomes effective on January 5, 1948.

Subdivision (v) of Section 1 of Article 1 of the Zoning Resolution reads as follows:

"A 'lot' is a parcel or plot of ground which is or may be occupied by a building and accessory buildings including the open spaces required by this resolution."

It is the interpretation of this department that a lot as defined in the Zoning Resolution need not be limited in area to a tax lot. A lot or plot may include one or more tax lots, and, conversely, a tax lot may be divided into two or more lots as defined in such resolution. *Each lot must have frontage on a legal street* and must be of such total area as to meet the requirements as to yards and courts and the coverage area permitted in the area district.

When a lot is *not* conterminous with a tax lot, a diagram of the lot must be filed with each application, showing the dimensions, including the street frontage, and the dimensions and the block and lot number or numbers of the tax lot or lots involved, together with any or all other lots proposed to be built upon within the same tax lot. Any space or spaces not actually required to comply with the area requirements for a lot shall be designated on the diagram as excess yard space.

BERNARD J. GILLROY, *Commissioner*.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

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12-48-A	F.D.	850-854 DeKalb avenue, south side, 150 ft. east of Throop avenue (Block 1782, Lots 13 and 14), Borough of Brooklyn, 17566-LF and Decision.
13-48-BZ	H.B.M.	254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan, Alt. 2339-47.
14-48-A	F.D.	80-06 47th (Fitch) avenue, south side, 433 ft. west of 82nd street (5th floor and penthouse); (Block 1536, Lots 53, 55 and 58) and 80-21 47th (Fitch) avenue, north side, 232 ft. west of 82nd avenue (1st and 2nd floor); (Block 1533, Lot 69), Elmhurst, Borough of Queens, 11228-LC and Decision.
15-48-BZ	H.B.M.	216-224 West 58th street, south side, 211.2 ft. east of Broadway (Block 1029, Lots 43-46), Borough of Manhattan, N.B. 236-46.
16-48-BZ	H.B.Q.	34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens, N.B. 169-47.
17-48-SA		JK Flow Detector (for sprinkler alarm), Appliance.
18-48-BZ	H.B.B.	1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn, Alt. 3623-47.
19-48-BZ	H.B.B.	117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn, Alt. 4677-47.
20-48-A	F.D.	2967-2969 West 33rd street, east side, 93 ft. 5⅞ in. north of Surf avenue (Block 7048, Lot 56), Borough of Brooklyn, 19523-LF and Decision.
21-48-BZ	H.B.B.	429 39th street, north side, 225 ft. east of 4th avenue (Block 705, Lot 64), Borough of Brooklyn, Alt. 4542-47.
22-48-SM		Home Guardian Fire Retarder (flameproofing compound), manufactured by Saul Spina, Material.
23-48-A	H.B.Q.	99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue), Alt. 2776-47.

24-48-A—H.B.Q.—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens, (under section 35, General City Law re bed of mapped street—Metropolitan avenue), Alt. 2775-47.

25-48-A—H.B.Q.—99-20 Metropolitan avenue, southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens, (under section 35, General City Law re bed of mapped street—Metropolitan avenue), Alt. 2774-47.

26-48-A—F.D.—218 West 42nd street, south side, 200 ft. west of 7th avenue (cellar); (Block 1013, Lot 43), Borough of Manhattan, 55890-LC.

27-48-SA—Consolidated Oil Burner, Appliance.

28-48-BZ—H.B.M.—146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan, Alt. 2488-47.

29-48-A—Marine and Aviation—601-619 East 20th street, north side, block front from East 20th to East 21st streets (Block 987, Lot 1), Borough of Manhattan, Decision re 30424.

30-48-BZ—H.B.B.—1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn, Alt. 4754-47.

31-48-SM—City Tank Corp., 550 Gallon Capacity Underground Storage Tank for volatile, inflammable oils, manufactured by City Tank Corp., Material.

32-48-A—H.B.Q.—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); (Block 6517, Lot 1), Queens College Campus, Flushing, Borough of Queens, N.B. 7014, 7015 and 7016-47.

33-48-BZ—H.B.Bx.—921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx, Amendment to N.B. 827-47.

34-48-A—F.D.—Erie Basin Breakwater, Section 8, between Erie Basin and Upper New York Bay (west side of Columbia street, 2140 ft. south of Halleck street (Block 613, Lot 1), Borough of Brooklyn, 21044-LF.

35-48-A—F.D.—Erie Basin Breakwater, Section 10, between Erie Basin and Upper New York Bay (west side of Columbia street, 2140 ft. south of Halleck street (Block 613, Lot 1), Borough of Brooklyn, 21045-LF.

36-48-BZ—H.B.Q.—65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens, Alt. 3200-47.

37-48-A—H.B.B.—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn, Alt. 4846-47.

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Restored to Docket

488-47-A—H.B.M.—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (Block 1483, Lot 38), Borough of Manhattan, Alt. 310-47.

418-38-A—F.D.—210-216 Taaffe place, west side, 20 ft. 6 in. south of Willoughby avenue (1st and 2nd floors, left); (Block 1924, Lot 28), Borough of Brooklyn, 11446-LC.

829-46-SM—Burn-Rite Anti-Syphon Valve, Model 5, manufactured by Burn-Rite Products Co., Material.

211-41-SA—Gas-Vac Radiators Nos. 7, 15 and 25, Appliance.

538-44-SM—Gold Bond Acoustical Product Acoustifibre, manufactured by National Gypsum Co., Material.

1016-39-SM—Gold Bond Insulation Board, Gold Bond Fibre Plank and Tile, Gold Bond Fibre Insulation Lath and Gold Bond Fibre Sheathing, manufactured by National Gypsum Co., Material.

660-46-SM—Fireeye Flame Failure Safeguard F18T, manufactured by Combustion Control Corp., Material.

202-41-SM—Dunhill Lighter Fluid Tubules (improved), manufactured by Alfred Dunhill of London, Inc., Material.

237-36-SA—Heat-Pak Oil Burner, Models AX, BX and JU, Appliance.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

336-37-BZ—Application of Stewart and Shearer, applicant, on behalf of the New York Public Library, Astor, Lenox and Tilden Foundations, owners, reopened December 2, 1947, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles; premises 322-328 West 57th street, south side, 275 ft. west of 8th avenue (Block 1047, Lots 44 and 46), Borough of Manhattan.

245-47-BZ—Application, March 12, 1947, under sections 7a, 7c, 7e and 7A of the zoning resolution, of John J. Tricarico, applicant, on behalf of Antonia Spadafina, owner, to permit in a residence and business use district, the following: 1. in the business use district, the erection of a garage for two (2) trucks with a doorway exceeding required width beyond legal distance from residence use district; 2. the erection of a building partly in residence use and partly in the business use district, for the storage and sawing of timber (10 H.P. saw), and the packing of wood, coal and charcoal; 3. the change in occupancy from stable for fifteen (15) horses and hay loft in a residence use district, to the packing and storage for wholesale distribution of kindling wood, coal and charcoal in bags; premises 482 Sackett street, south side, 75 ft. west of Bond street (Bldgs. A, B and C); (Block 430, part of Lot 32), Borough of Brooklyn.

246-47-A—482 Sackett street, south side, 75 ft. west of Bond street (Bldgs. A and C); (Block 430, Lot 32), Borough of Brooklyn.

415-41-BZ—Application of Lama and Proskauer, applicants, on behalf of L. & L. Holding Company, Inc., owner, reopened December 16, 1947, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, for a term of two (2) years, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles; premises 612-634 86th street and 1-7 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

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927-22-BZ—Application of Herman Kron, applicant, on behalf of Rogers Place Corp., owner, reopened May 27, 1947, under section 7c of the zoning resolution, to permit in a residence and business use district, the alteration and conversion of occupancy from factory (previously granted by the Board) to restaurant, cabaret and factory; premises 913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79), Borough of The Bronx.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

592-46-BZ—Application of Burke, Morrison and Green, applicants, on behalf of Croyden Realty and Improvement Corp., owners, reopened October 21, 1947, under section 7c of the zoning resolution, to permit in a business use district, the proposed change in occupancy from motor vehicle repair shop, by the erection and maintenance of a building to be used as a showroom, salesroom, and work room for oil burner assembly, and for the storage of more than five (5) motor vehicles used in connection with the proposed business; premises 40-34 Crescent street, west side, 100 ft. north of 41st avenue (Block 407, Lot 37), Long Island City, Borough of Queens.

132-47-BZ—Application, February 14, 1947, under sections 7b, 7c, 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Schuyler American Steam Laundry Inc., owner, to permit in a residence and unrestricted use, C area district, the extension to an existing wet wash laundry, and the construction of a building to be used as a non-storage garage for more than five (5) motor vehicles, without required rear yard; premises 1626 Bronxdale avenue, east side, 325.35 ft. south of Van Nest avenue (Block 4091, Lot 50), Borough of The Bronx.

183-47-BZ—Application, March 3, 1947, under section 7c of the zoning resolution, of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store extending into the residence district, premises 159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue, and 160th street (Block 6831, Lots 22 to 27, inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

342-47-BZ—Application, April 17, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Pfeiffer, owner, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office; premises 1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

548-47-BZ—Application, June 5, 1947, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a

residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

773-47-BZ—Application, August 28, 1947, under sections 7c, 7e and 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Vincent J. Amaticci, owner, to permit in a business use district, the extension of existing accessory building to gasoline service station and the addition of two (2) dispensing pumps and two (2) gasoline storage tanks; premises 3883-3885 East Tremont avenue, east side, 109.33 ft. north of East 177th street (Block 5439, Lots 5 and 6), Borough of The Bronx.

951-47-A—54-82 Broadway and 413-421 Wythe avenue, southeast corner (basement); (Block 2130, Lot 5), Borough of Brooklyn.

999-47-A—55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

350-47-A—1624-1630 East 14th street, west side, 180 ft. south of Avenue P (Block 6776, Lots 16 and 18), Borough of Brooklyn.

839-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

985-47-A—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

380-47-A—45-53 Roebling street and 238-248 North 9th street, southeast corner (2nd floor); (Block 2314, Lot 5), Borough of Brooklyn.

1006-47-A—East side of Blair avenue, 167 ft. south of Shore Drive (1st floor); (Block 5516, Lot 101), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Blair avenue).

887-47-A—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

1066-47-A—207-211 East 37th street, north side, 105 ft. east of 3rd avenue (5th floor); (Block 918, Lot 7), Borough of Manhattan.

1096-47-A—16-18 Jay street, south side, 75 ft. 10 in. west of Staple street (Block 143, Lot 23), Borough of Manhattan.

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

983-47-A—535 Madison avenue, northeast corner of East 54th street (Block 1290, Lots 21 and 25), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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JANUARY 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

760-41-BZ—Application of William I. Hohausser, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

513-47-BZ—Application, May 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), to permit in a business use district the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway, and 834-836 Broadway, (Block 1579, part of Lot 26), Borough of Brooklyn.

713-47-BZ—Application, July 23, 1947, under section 7a of the zoning resolution, of Henry George Greene, applicant, on behalf of Henry Hermann, owner (Michael Goldstein, lessee), to permit in a residence use district, the extension of existing use to permit parking and storage of more than five (5) motor vehicles on roof; premises 320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (Block 927, Lot 38), Borough of Manhattan.

829-47-A—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (roof); (Block 927, Lot 38), Borough of Manhattan.

1339-27-BZ—Application of Lama and Proskauer, applicants, on behalf of Israel Rosenblum, owner, reopened May 8, 1945, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

544-47-BZ—Application, May 21, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Queens Hill Realty Corp., owner, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted; premises 138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44) Jamaica, Borough of Queens.

561-47-BZ—Application, June 9, 1947, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Max Horn, ap-

plicant, on behalf of William Hassett, owner, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted; premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

868-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William Burke, applicant, on behalf of Koeppel Nash, Inc., owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as an automobile showroom, servicing and repairs to motor vehicles, wheel alignment, brake testing, parts department and auto laundry; premises 153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48, and 49), Jamaica, Borough of Queens.

869-47-A—153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

386-47-BZ—Application, April 28, 1947, under sections 7e and 21 of the zoning resolution, of Ernest Alicandri, applicant, on behalf of Harry A. Pollack, owner, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) feet high wall all located in the required rear yard; and present and proposed pergolas located within required setback; premises 4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn.

387-47-A—4700 Surf avenue, northwest corner of Beach 47th street (1st floor); (Block 7036, Lot 1), Borough of Brooklyn.

423-47-BZ—Application, May 7, 1947, under sections 7e and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Chester R. Thomas, owner, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling; premises 67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

424-47-A—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (street floor); (Block 1338, Lot 5), Borough of Brooklyn.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Penacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

858-47-BZ—Application, August 11, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Dahill Association Inc., owner (John F. Wilson, lessee), to permit in a business use

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district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3413-3415 Ft. Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn.

980-47-BZ—Application, November 6, 1947, under section 7e of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Solomon Zweig, owner, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments; premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

1029-47-A—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

151-42-BZ—Application of Samuel M. Kurtz, applicant, on behalf of Pilgrim Laundry, Inc., owner, reopened October 7, 1947, under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of existing mezzanine; premises 631-649 17th street, northeast corner of 11th avenue and 1102-1138 Prospect avenue, block bounded by 17th street, 11th avenue, Prospect avenue and Terrace place (Block 5255, Lot 1), Borough of Brooklyn.

170-47-BZ—Application, February 26, 1947, under sections 7c and 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Fairmount Garage Corp., owner (Leumas Wares Corp., lessee), to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory; premises 1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

604-47-BZ—Application, June 9, 1947, under section 21 of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot; premises Blocks bounded by 27th avenue, 8th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Housing Project); (Block 490, Lot 101), Astoria, Borough of Queens.

751-47-BZ—Application, August 7, 1947, under sections 7e and 21 of the zoning resolution, of Robert Teichman, applicant, on behalf of Central Savings Bank, owner (Abraham Samuelson, lessee-contract purchaser), to permit in a residence use, B area district, the erection of a business building, using more than the area permitted, for a period of fifteen (15) years; premises 439 west 53rd street, north side, 250 ft. east of 10th avenue (Block 1063, Lot 11), Borough of Manhattan.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of

more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

863-47-BZ—Application, August 8, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Max Schoenfeld, owner (Crown Beverage Corp., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area; premises 429-433 Watkins street, east side, 150 ft. north of Riverdale avenue (Block 3593, Lots 7 and 8), Borough of Brooklyn.

970-47-BZ—Application, November 5, 1947, under section 7e of the zoning resolution, of H. M. Cole, applicant, on behalf of 496 Holding Corp., owner, to permit in a residence use district, the change in occupancy of cellar to include commissary in an existing multiple dwelling; premises 221-229 Seaman avenue, northeast corner of West 214th street and 31-41 Park Terrace West (Block 2243, Lot 90), Borough of Manhattan.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

501-47-SM—Three Hour Tin Clad Door, Metal Door Association, Inc., applicant, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.

491-31-SA—Superfex Oil Burning Heater and Heat Projector (reopened October 7, 1947 re amendment of resolution to include additional Models 2130 and 3155).

118-47-SA—Stromes Systems, Inc., Indirect Gas Fired Paint Drying and Baking Oven.

730-47-SA—Williams Hi-Pressure Oil Burner, Model HP-7; Crane-Line CL-7 and Fairbanks Morse Oil Burner, Model FM-7.

764-47-SA—Lo-Blast Gas Conversion Burner.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 27, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

862-47-A—333-345 Ocean avenue and 178-186 Parkside avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

981-47-A—218-15 103rd avenue, north side, 98.25 ft. east of 217th Lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

912-47-A—37-45 74th street, east side, 120 ft. north of 37th road (Block 1285, Lot 13), Jackson Heights, Borough of Queens.

1019-47-A—611-613 East 233rd street, north side, from Bronx boulevard to Carpenter avenue (Block 4993, Lots 1, 12, 17 and 8), Borough of The Bronx.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, northeast corner of Saunders street (Block 3073, Lot 1) Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway).

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Proposed Rules Governing Dry Cleaning as an Accessory to the Principal Use in Business Districts as Permitted Pursuant to Article II, Section 4 (a), Sub-division 11 of the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 3, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

568-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Sarah Foxon, owner, reopened July 1, 1947, under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop; premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

630-47-A—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (under section 35, General City Law re bed of mapped street—15th avenue).

74-41-BZ—Application of Henry Nordheim, applicant, on behalf of 532 East 137th Street Corp., owner, reopened July 8, 1947, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory; premises 520-532 East 137th street, south side, 180 ft. west of St. Anns avenue (Block 2264, Lot 29), Borough of The Bronx.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

103-37-BZ—Application of Henry C. Brucker, applicant, on behalf of Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee), reopened March 16, 1943, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board); premises 61-10 to 61-18 (2514 to 2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

922-46-BZ—Application, November 13, 1946, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Apollo Bottling Co., Inc., owner, to permit in a residence use, D area district, the extension of an existing building, using more than the area permitted and without the required rear yard, and the change of occupancy of second floor from dwellings to laboratory, kettle room, refrigerator room and store-room; premises 629-635 East 136th street, north side, 134 ft. west of Cypress avenue (Block 2549, Lots 56 and 58), Borough of The Bronx.

330-47-BZ—Application, April 7, 1947, under sections 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 2068 Jerome Avenue Corp., owner (Lechner Motor Car Co., lessee), to permit in a business use district, the change in occupancy from stores and supplies to motor vehicle show-room, storage and motor

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vehicle repair shop; premises 2070-2078 Jerome avenue, east side, 176.66 ft. north of Burnside avenue (Block 3179, Lot 8), Borough of The Bronx.

481-47-BZ—Application, May 13, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Rosario Esposito, owner (George P. Kirschner, lessee), to permit in a business use district, the change of occupancy from garage for five (5) motor vehicles to motor vehicle repair shop (radiator and fender repairs) for a term of five (5) years; premises 30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn.

659-47-BZ—Application, June 27, 1947, under sections 7c and 21 of the zoning resolution, of Raymond Irrera, applicant, on behalf of Frances Tedesco, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, without the required set backs from rear and side lot lines; premises 46-02 to 46-10 244th street and 243-12 to 243-20 Alameda avenue, southwest corner (Block 8183, Lot 6), Douglaston, Borough of Queens.

850-47-BZ—Application, October 2, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rose Cardone, owner (Lustromatic Laundry Inc., lessee), to permit in a residence use district, a launderette, for a term of years; premises 101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

877-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Philip W. Haberman, Jr., applicant, on behalf of Leonard S. Gans, Alfred L. Rose and Murray M. Rosenberg, owners (Williams Auction Sales Corp., lessee), to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 1980-1998 Broadway, east side, 156-176 Columbus avenue, west side, from West 67th to West 68th streets, 101 West 67th street and 100 West 68th street (Block 1138, Lot 24), Borough of Manhattan.

835-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use, C area district, the extension to existing automobile showroom, using more than the area permitted, to be used as an automobile showroom, new and used cars, servicing of cars and motor vehicle repair shop; premises 162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

1086-47-BZ—Application, December 9, 1947, under sections 7e and 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Pan-American Iron Works, Inc., owner, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to offices, (basement and first floor) and class "A" multiple dwelling (3rd and 4th floors); premises 380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (Block 1817, Lot 101), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 10, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 17, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 13, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy.

ZONING APPLICATIONS

568-39-BZ

APPLICANT—Lama and Proskauer, for Sarah Foxon, owner.

SUBJECT—Application reopened July 1, 1947—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Paul Foxson and George Foxson.

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For Opposition: Ellen Hansen, Jos. O'Neill, Mrs. Stroke, J. Dowling, George Regan and J. J. Dowling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 3, 1948 at 10 A. M. for inspection and decision without further argument; hearing closed.

74-41-BZ

APPLICANT—Henry Nordheim, for 532 East 137th Street Corp., owner.

SUBJECT—Application reopened July 8, 1947—re Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory.

PREMISES AFFECTED—520-532 East 137th street, south side, 180 ft. west of St. Anns avenue (Block 2264, Lot 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, Jacob J. Pantell and Jos. Saperyin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 3, 1948 at 10 A. M. for further consideration.

836-42-BZ

APPLICANT—J. M. Berlinger, for Elhy Operating Corp., owner.

SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Berlinger, I. O. Neustein and H. Neustein.

For Opposition: J. A. Hoyt, Leo N. McLaughlin, Sidney Newborg, C. L. Heidenreich, S. Ellen, Wm. Feinberg and Millard Henlein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 3, 1948 at 10 A. M. for inspection and consideration by the Board and for decision by the Board; hearing closed.

783-47-BZ

APPLICANT—Lama and Proskauer, for Goldring Motors, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars.

PREMISES AFFECTED—1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Alexander E. Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 3, 1948 at 10 A.M., for applicant to file new plans and to obtain a decision of the borough superintendent based on the new plans.

857-47-BZ

APPLICANT—William A. Giesen, for Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: Jerome F. Healy and William A. Giesen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 3, 1948 at 10 A.M., for applicant to file a complete plan, showing all existing and proposed conditions by February 1st.

874-47-BZ

APPLICANT—J. Sarsfield Kennedy, for Cornelius Hearn, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7d of the zoning resolution, to permit in a business and residence use district, the erection of Post Office and stores.

PREMISES AFFECTED—2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis McGrath.

For Opposition: Albert A. Sclafain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 10 A.M., at the request of the applicant.

924-47-BZ

APPLICANT—Lama and Proskauer, for Phil Rush Motor Sales Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop.

PREMISES AFFECTED—103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Adele Rush.

For Opposition: Jos. Kobchik, Ruth Schaefer, Anna Maloney, Francis Keilty and M. Tepwhky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

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ACTION OF BOARD—Laid over to February 3, 1948 at 10 A.M., for inspection by committee and decision without further argument.

1106-17-BZ

APPLICANT—Falk and Orleans, for Yord Edwards and Harold St. Hill, owners.

SUBJECT—Application reopened November 25, 1947, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, for a term of five (5) years, permitting in a residence use district, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—137 Jefferson avenue, north side, 450 ft. west of Nostrand avenue (Block 1827, Lot 82), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Falk.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (1106-17-BZ)

WHEREAS, this application, to permit in a residence use district the maintenance of a motor vehicle repair shop, premises: 137 Jefferson avenue, north side, 450 ft. west of Nostrand avenue (Block No. 1827, Lot 82), Borough of Brooklyn, was granted by the Board September 11, 1917, on certain conditions; and

WHEREAS, an application, under section 21 of the zoning resolution to permit the occupancy of the street floor of the building as a garage for five (5) cars and for motor vehicle repairing with hand tools only, was granted by the Board on June 30, 1942, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on November 25, 1947, and set for hearing on January 13, 1948 at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 13, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent dated January 8, 1948, on Alt. Applic. 2745-47, reads:

"1. A variation for occupancy under 1106-17-BZ as a motor vehicle repair shop on 1st floor was granted by Board of Standards and Appeals on 6-30-42 and to expire 6-30-47, proposed application for a continuance of occupancy and for a certificate of occupancy to be referred to Board of Standards & Appeals for consideration."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 30, 1942 only in so far as it has reference to the term of the variance so that as amended, this portion of the resolution shall read:

"Granted under section 7i for a term of five (5) years from the date of this amended resolution, to permit the occupancy of the street floor of the building as a garage for five (5) cars and for motor vehicle repairing with hand tools only, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such port-

able fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

1018-38-BZ

APPLICANT—Henry George Greene and J. G. L. Molloy, for The Rector, Church Wardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee).

SUBJECT—Application reopened December 16, 1947—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years.

PREMISES AFFECTED—3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. G. Greene.

For Opposition: Samuel Katjen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (1018-38-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a business use district for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 3740 Broadway, northeast corner of West 155th street, (Block No. 2114, Lot No. 1), Borough of Manhattan, was granted by the board April 4, 1939, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 21, 1939; and

WHEREAS, the term of variance expired by time limitation; and

WHEREAS, Henry George Greene and J. G. L. Molloy for The Rector, Church Wardens and Vestrymen of Trinity Church in the City of New York, owner, Skyway No. 9, Inc., lessee, requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a business use district the parking and storage of more than five (5) motor vehicles for a period of years; and

WHEREAS, this case was reopened by vote of the Board on December 16, 1947 and set for hearing on January 13, 1948 at 10 A. M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in a business use, B area and Class 1½ height district; West 155th street is in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1947, re amend to N.B. Applic. 100-47, reads:

"1. Objection repeated and revised as follows: Proposed use of premises, located within a business district, for the parking and storage of more than five (5) motor vehicles is in violation of Sec. 4(a)(15) of the zone resolution."

and

WHEREAS, the applicant states that the premises consist

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of a plot, 99 ft. 11 in. frontage by 100 ft. in depth, presently used as a parking lot and for the sale of used cars; that it is proposed to use the entire plot for the parking and storage of more than five (5) motor vehicles; and

WHEREAS, the applicant contends that an application was made to permit the use of the premises for the erection of a gasoline service station, lubricatory office, repairs for four cars and car washing under Cal. 736-45-BZ; that a public hearing was held on this application on February 13, 1946, and the application was denied; that the Rector, Church Wardens and Vestrymen of Trinity Church own the property south of the site, both on the east and west side of Broadway and it is believed that the use requested would in no way adversely affect the neighborhood; that there are obviously insufficient facilities in this area for the parking and storage of motor vehicles; that in view of the tremendous demand it would be of considerable service to the community to make the premises available for the use as requested; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7h thereof, for a term of two (2) years, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, on condition that the plot shall be leveled substantially to the grades of the surrounding streets; that there shall be erected on the street building lines and on the interior lot lines where walls of buildings do not occur a substantial woven wire fence of the chain link type not less than 6 ft. in height with no openings therein except one from Broadway as indicated on plan filed with this application marked "Received December 8, 1947"; that such opening shall not exceed 20 ft. in width with a curb cut opposite of similar width; that the entire plot shall be surfaced with steam cinders, clean gravel or other suitable material, properly rolled and treated with a binder and graded so as to provide surface drainage; that during the term of this variance the premises shall be occupied for no other use than as herein permitted and no buildings shall be erected thereon except that there may be erected a building solely for use as an office and shelter for the attendant; that such building may be of frame provided it is not over 100 sq. ft. in area and not over 10 ft. in height surfaced with incombustible weather surfacing; that signs shall be restricted to one sign attached to the fence near the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not extend beyond the building line, shall not be illuminated and shall not exceed 15 sq. ft. in area; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that where walls of adjoining buildings occur there shall be substantial wood bumpers maintained on the ground for protection to the wall; that such bumpers shall be continuous along the fence where adjacent to adjoining yards below grade; that lighting for illumination shall be on post standards not over 10 ft. in height with metal shades so arranged as to reflect downwardly and away from adjoining occupancies; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

816-40-BZ

APPLICANT—Samuel Rosenblum, for Lesmond Realty Corp., owner (Jack Billet, lessee).

SUBJECT—Application reopened November 5, 1947—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and

storage of more than five (5) motor vehicles, for a term of years (previously denied for temporary term June 10, 1941).

PREMISES AFFECTED—2071-2109 White Plains road, west side, from Brady avenue to Maran place, 609-615 Brady avenue and 620-628 Maran place (Block 4286, Lots 1, 54 and 50), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum, Jack Billet and Herman Schiffman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4

Negative 0

THE RESOLUTION (816-40-BZ)

WHEREAS, this application, under section 7h of the building zone resolution, to permit in a business use district for a temporary period of not more than two (2) years the parking and storage of more than five (5) motor vehicles, affecting premises 2071-2109 White Plains road, west side, from Brady avenue to Maran place, 609-615 Brady avenue and 620-628 Maran place (Block No. 4286, Lot Nos. 1, 54, 50), Borough of The Bronx, was dismissed by the Board March 25, 1941, for lack of prosecution; and

WHEREAS, Henry Nordheim, for Brady and Maran Construction Corporation, owner, requested on July 24, 1940 reopening of the application and consideration by the Board, under sections 7h and 21 of the building zone resolution; and

WHEREAS, this case was reopened on May 6, 1941 and the application was denied on June 10, 1941; and

WHEREAS, Samuel Rosenblum, for Lesmond Realty Corp., owner; Jack Billet, lessee, requested reopening of this application and reconsideration under section 7h of the zoning resolution based on alleged new facts; and

WHEREAS, this case was reopened by vote of the Board on November 5, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompany the zoning resolution show that White Plains road is in a business use, C area and Class 1¼ height district; Brady avenue is in residence and business use, C area and Class 1¼ height districts; Maran place is in residence and business use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1947, re Alt. Applic. 474-47, reads:

"1. Storage or parking of more than five motor vehicles in a business district is contrary to Section 4 (15) of Article 2 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot 400 ft. front by 100 ft. in depth, presently vacant; that it is proposed to use the vacant plot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that conditions in this section have undergone quite a change within recent years; that the congestion created by lack of parking facilities has resulted in cars being stored in side streets, obstructing traffic and creating quite a menace and fire hazard; that in addition, the facilities formerly available for the storage of cars has undergone quite a change; that there was available at Antin Place, a short distance away; the Pelham Club Garage which housed 400 cars; that since the war these premises have been abandoned for use for garage

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purposes and been converted to a candy factory, thus eliminating storage space for approximately 400 cars; that the facilities of garages in the neighborhood have been so over-extended that a recent survey was made by a New York newspaper, indicating cars parked on sidewalks in front of the garage; that a separate sheet of extracts from this newspaper with photographs is herewith submitted; that conditions in the building industry are such that the possibility of developing the subject plot for conforming uses is in the distant future, because of high cost of construction and other factors; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of surrounding streets and shall be surfaced with clean gravel, steam cinders or other suitable material, properly rolled and treated with a binder and arranged to provide for surface drainage; that on the interior and street building lines there shall be erected continuously a woven wire fence of the chain link type with anchored steel posts not less than 6 ft. in height with no openings therein except one to White Plains road toward the center as indicated on plans filed with this application, marked "Received June 11, 1947," two sheets; that such opening shall not exceed 25 ft. in width with a curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use than as herein permitted and no building shall be erected thereon except that there may be erected a building solely for use as an office and shelter for the attendant providing such building does not exceed 100 sq. ft. in area and one story in height, which building may be of frame, surfaced with incombustible weather surfacing; that signs shall be restricted to one sign attached to the fence near the opening, advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. in area, shall not extend beyond the building line and shall not be illuminated; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that where yards or courts of adjacent buildings occur at lower levels and where walls of adjacent buildings occur on the lot line there shall be installed and maintained proper guards at grade to prevent cars from going beyond the safe limit; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

115-47-BZ

APPLICANT—Simeon Heller, for Bulova Watch Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from residence and accessory garage, to laundry and offices.

PREMISES AFFECTED—40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and George Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (115-47-BZ)

WHEREAS, Simeon Heller for Bulova Watch Company, owner, filed February 4, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from residence and accessory garage to laundry and office, affecting premises 40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 62nd street is in a residence use, B area and Class 1½ height district; Woodside avenue is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 24, 1947, re Alt. Applic. 3414-46, reads:

"The change in use of an existing residence in a residence use district from residence to laundry and offices is contrary to Art. 2, Sec. 3, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 46.61 ft. frontage by 102.68 ft. in depth, on which is located a building 38 ft. 4 in. front by 29 ft. 6 in. in depth, 2 stories, and basement, 38 ft. in height, of Class 3 construction, formerly used as a one family dwelling; that it is proposed to use the basement of the building as a laundry for the uniforms and smocks used by employees and students of the owner; that the upper floors now vacant will be used as supplementary office space; and

WHEREAS, the applicant contends that the Joseph Bulova school of watchmaking is a free school, built by the Bulova Watch Company and supported by the Bulova Foundation, to train disabled and amputee veterans in watch repair; that it is a completely non-profit organization; that the laundry which was established in the building in question on this application, is used principally for laundering the smocks which the students wear, and the uniforms of the employees; that the laundry is located in what was originally the basement of the one-family house, but is actually a 1st floor, being approximately at grade level; that it will work a definite hardship on the school and factory, if the laundry, which is done in the basement of this building, has to be done away from the premises of the school and of the factory, as the number of smocks, particularly those of the students is limited; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of five (5) years, to permit the occupancy of the building as proposed, *on condition* that the laundry operated in the basement shall be only for laundry work for employees of the Bulova Watch Company and for students in the school located on 40-24 62nd street operated by the Joseph Bulova School of Watchmaking; that the 1st and 2nd floors shall be limited to office occupancy solely in connection with the Bulova Watch Company; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 1003-47-A; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

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APPEALS FROM ADMINISTRATIVE DECISIONS

1029-47-A

APPLICANT—William L. Hohauser, for Usco Realty Corp., owner (Universal Steel Equipment Corp., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Belfer and Emanuel Mically.

For Administration: E. A. Meyer, Fire Dept.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A.M., for inspection by Committee and decision.

630-47-A

APPLICANT—Lama and Proskauer, for Sarah Foxson, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-06 149th street, and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (Under section 35, General City Law re bed of mapped street—15th avenue).

APPEARANCES—

For Applicant: Alfred A. Lama, Paul Foxson and George Foxson.

For Opposition: Ellen Hansen, Jos. O'Neill, Mrs. Stroke, J. Dowling, George Regan and J. J. Dowling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 3, 1948 at 10 A.M., for inspection and decision without further argument; hearing closed.

997-47-A

APPLICANT—David Belson, for N. Y. Dock Co., Inc., owner (Glyco Products Co., Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, Part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: David Belson.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to January 27, 1948 at 10 A.M., at the request of the applicant's representative and for inspection by a committee of the Board.

1003-47-A

APPLICANT—Simeon Heller, for Bulova Watch Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and George Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative: 0

THE RESOLUTION (1003-47-A)

WHEREAS, Simeon Heller for Bulova Watch Company, owner, filed November 12, 1947, an appeal from a decision of the borough superintendent, affecting premises 40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated November 3, 1947, on Alt. Applic. 3414-47, reads:

"2. An assumed live load of less than 50 lbs. per sq. ft. for offices, is contrary to Sec. 7.3.2.2.2, B.C.

"3. Stairway not enclosed as per B.C. requirements (provide fire retarding and fireproof self-closing door opening in direction of egress).

"4. 8" walls for a two-story office building is contrary to Sec. 8.4.2.5, B.C.

"5. Wood stud bearing partitions in an office building is contrary to Sec. 8.7.1.1.d, B.C.

"6. Provide fire retarding for basement ceiling." and.

WHEREAS, the applicant states that the building is two stories, 38 ft. in height; 38 ft. 4 in. by 29 ft. 6 in. in area, of Class 3 construction; erected February, 1940, on a lot 46.61 ft. by 102.68 ft. in area; located in a residence use B area, Class 1 height district and used and occupied since May, 1946,—basement, storage and garage; 1st and 2nd floors combined, dwelling, one family; proposed to be used and occupied—basement, laundry, 11 persons; 1st floor, office, 11 persons; 2nd floor, offices, 8 persons; that the building is equipped with one 3 ft. 6 in. wide, wood stairs, enclosed in plastered stud partitions, equipped with wood doors which are not self-closing; that stair hall leads direct to street but not to roof; and

WHEREAS, the applicant states that the building was constructed as a one family residence with 8 in. brick walls, wood floor framing, with bearing partitions; that practically all of the rooms open off the stair hall; that the basement floor, which is approximately at sidewalk level is a concrete slab on ground; and

WHEREAS, the applicant contends as to Objection 2, that the upper floors, which are wood frame construction with bearing partitions will be used for office space and it is requested that the 40 lb. live load be continued; that as to Objection 3, the existing stair hall from 1st to 2nd floor exits at 1st floor level with a brick stoop and brick steps down to sidewalk grade; that the building contains only 1150 sq. ft.; that it is therefore requested that the existing non-fireproof stairs and partitions enclosing same of Class 1 rock lath be accepted; and claims as to Objection 4, that existing 8 in. brick walls are in excellent condition and no loads greater than the original 40 lb. live load will be placed on the upper floors; that foundation walls are 12 in. concrete to underside of 1st floor; that it is therefore requested that the 8 in. existing two story brick walls be accepted; and contends as to Objection 5, that as no additional loads are being placed on the upper floors and as it would be a practical impossibility to replace the stud bearing partitions with steel frames, it is requested the Board accept this condition; and contends as to Objection 6, that the basement ceiling is covered with rock lath and plaster, and it is requested that this be accepted as fire retarding.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3414-47, objections 2, 3, 4, 5 and 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the requirements of the resolution adopted this day by the Board under Cal. 115-47-BZ shall be complied with; that the occupancy shall be as therein permitted; that such portable fire-fighting appliances shall be maintained throughout the building as the fire commissioner shall direct; that the stairway leading from the basement to the first floor shall have a fireproof, self-closing door at the basement to the first floor; that exits from the basement and the toilet facilities provided shall meet the requirements of the labor law; that the boiler-

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rooms shall be separated from the balance of the building by walls of fireproof construction as proposed; that both boilerrooms shall be entered from the exterior only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

Adjourned: 12:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 13, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy.

APPEALS FROM ADMINISTRATIVE DECISIONS

932-47-A

APPLICANT—Emma Stock, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—68-50 Clyde street, south side, 40 ft. west of 69th avenue (Block 3204, Lot 26), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel A. Rankin and Emma Stock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Asst. Chief Hennessy 4
Negative: 0

THE RESOLUTION (932-47-A)

WHEREAS, Emma Stock, owner, filed October 23, 1947, an appeal from a decision of the borough superintendent, affecting premises 68-50 Clyde street, south side, 40 ft. west of 69th avenue (Block 3204, Lot 26), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1947, on Alt. Application 4-47, reads:

"1. The conversion of any part of a nonfireproof building exceeding 20 ft. in height, from residential to hospital use is contrary to sect. 4.2.1 of B.C.

2. On interior stair in compliance with section 6.1.2.2 3.2 of B.C. is required."

and

WHEREAS, the applicant states that the building is 3 stories, 25 ft. in height, 18 ft. by 53 ft. in area, of Class 3 construction, erected in 1925, located on a lot 18 ft. by 100 ft. in area, in a residence use, E area, Class 1¼ height district and used and occupied since 1925 as a one-family dwelling; proposed to be used and occupied: 1st floor, laundry, boiler room, 4 patients; second floor, kitchen and five patients; 3d floor, dwelling, 1 person; that the building is equipped with one 36 in. wide stairs, enclosed in partitions of lath and plaster, equipped with wood doors which are not self-closing; stairhall leads direct to street and is provided with a ladder and scuttle to the roof; one exterior stairs at rear; and

WHEREAS, Certificate of Occupancy Q36896 issued November 22, 1946, permits the use of the building as a one family dwelling, with garage, recreation and laundry on the 1st floor; and

WHEREAS, the applicant contends that in view of the practical difficulties and unnecessary hardships in carrying out the strict letter of the objections of the borough superintendent, it is requested the Board vary the provisions of the

Code so that the spirit of the law shall be observed, public safety secured and substantial justice done; that the applicant, on or about May 4, 1946, secured a book of rules and regulations from the Department of Hospitals setting forth what is necessary in order to establish a nursery home; that after examining the booklet he contacted contractors, showed them the booklet and asked their opinion as to what alterations would be necessary to comply with the Department of Hospitals and the Department of Housing and Buildings; that the applicant was advised by the contractor to obtain a certificate of occupancy and to do so the usual alterations would have to be completed, to wit: installation of a fire escape in the rear of the building; that the contractor took necessary measurements, submitted estimates and subsequently sent an architect to draw the blueprints; that the work was started and subsequently completed and on September 26, 1946, the applicant received a notice that a certificate of occupancy was denied as the application was not in conformance with the plan; that an investigation was made and it was ascertained the application for the original certificate of occupancy under Alt. No. 2247-46 was for a one family dwelling with no request for a nursing home; that the applicant's attorney then made an application for a certificate of occupancy for a nursing home for ten persons under Application No. 4-1947, which decision is the basis for the appeal herein; that there will be no occupancy above the second floor other than the applicant, who will use it for her own living quarters; that since there will be a fire escape and porch on the first floor a request for permission be granted to conduct a nursing home on the premises for ten persons on the first and second floors, in compliance with the requirements of the Department of Hospitals and to comply with all laws and rules applicable thereto.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4-47, Objs. 1 and 2, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the nursing home shall be maintained only on the 1st and 2nd floor and that the third floor shall be occupied solely by the operator; that approval of the Department of Hospitals shall be obtained; that the number of patients in the nursing home shall not exceed the number as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a rear stairway shall be constructed and maintained as proposed and as indicated on plans filed with this appeal marked "Received October 23, 1947," 6 sheets, and revised plans marked "Received December 10, 1947," 2 sheets.

998-47-A

APPLICANT—Arthur F. Winter, for Jacob Rabinovitch, Attorney-in-fact for Aron Nisse, owner (F. W. Woolworth Co., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1681-1689 Broadway and 955-971 Decatur street, northwest corner (1st floor & cellar); (Block 3426, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Chester E. Arthus.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Asst. Chief Hennessy 4
Negative: 0

THE RESOLUTION (998-47-A)

WHEREAS, Arthur F. Winter for Aron Nisse, owner (F. W. Woolworth Company, lessee), filed November 20, 1947 an appeal from an order and a decision of the fire commissioner, affecting premises 1681-1689 Broadway and 955-971 Decatur street, northwest corner, 1st and cellar stories (Block 3426, Lot 1), Borough of Brooklyn; and

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WHEREAS, Order 19520-LF issued by the fire commissioner April 9, 1947 reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout building, having one source of water supply, arranged and equipped as provided in the rules of Art. 16, Chapter 26, of the Adm. Code. Sec. C19-161.0 Adm. Code."

and

WHEREAS, this order was referred to in a decision of the fire commissioner dated October 23, 1947; and

WHEREAS, the applicant states that the building is one story, 18 ft. in height, 42 ft. 3 in. by 175 ft. in area, of class 3 construction, located in a business use C area class 1 height district, and used and occupied since 1935 as follows: cellar—boiler room and girls' quarters, men's toilet, stockroom and general use—7 persons; 1st floor—sales floor and storage—175 persons; that no change in use or occupancy is proposed; and

WHEREAS, the applicant contends that there is a fireproof stairway from cellar to center of first floor along the east wall provided with a self-closing fireproof door at cellar level; that there is a fireproof stairway 3 ft. 8 in. wide from cellar to grade on Decatur street provided with fireproof self-closing doors; that there is a service stairway from basement terminating on the westerly side of the first floor; that the boilerroom is enclosed in terra cotta, provided with $\frac{3}{4}$ " cement plaster ceilings on wire lath, equipped with fireproof self-closing doors; that the gas hot water heater is enclosed in a fireproof partition; that area marked "H" on plans filed with this appeal is used for receiving and sorting of merchandise; that area marked "I" is used for the storage of merchandise after sorting; that area marked "J" is used for storage on the 1st floor; that there are two entrances to the building on Broadway and one on Decatur street; that the basement floor is concrete and its ceiling is plaster board and plaster; that the first story has a metal ceiling; that there are 33 fire pails in the basement and 32 on the first floor; that the merchandise carried in this store is common to the five and ten cent store occupancy comprising no celluloid merchandise; that aisles 3 ft. wide and wider are kept clear and housekeeping conditions are good; that employees are instructed as to the use and location of portable fire extinguishing equipment; that there are five cellar windows on Decatur street providing ventilation and through which hose lines could be stretched and there are 14 windows on the first floor; that present portable fire-fighting appliances will be maintained and additional portable fire-fighting appliances shall be installed as the fire commissioner may direct.

Resolved, that the order of the fire commissioner, acting on Order 19520-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a wet sprinkler system shall be installed throughout the cellar and throughout the stock room on the 1st floor as indicated on plans filed with this appeal, marked "Received November 20, 1947" 3 sheets; that such system shall comply with the requirements of the Building Code for a sprinkler system, except that the water service may be from a line not less than 3 in. in diameter from the street main; that there shall be a siamese of the single type at the frontage on Broadway and also on Decatur street toward the northeast; that the cap of the siamese shall be painted aluminum and shall not be closer to the sidewalk than 18 in.; that the water flow alarm need not be installed; that the sprinkler heads may be pendant and heads may be omitted within the boiler room and heater room; that the door to the paper storage room shall be fireproof self-closing; that the exit from the cellar as shown to the north leading directly to Decatur street shall be maintained.

1035-47-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-28 21st street and north side of 35th avenue from 14th to 21st streets (1st floor); (Block 525, Lot 16), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Asst. Chief Hennessy 4

Negative: 0

THE RESOLUTION (1035-47-A)

WHEREAS, A. J. Daidone for Department of Public Works of the City of New York, owner, filed December 1, 1947 an appeal from a decision of the borough superintendent, affecting premises 34-28 21st street, north side of 35th avenue between 14th and 21st streets (Block 525, Lot 16), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated November 3, 1947 on Misc. Applic. 1317-47 reads:

"3. Each gasoline storage tank may not exceed a capacity of 550 gallons. C19-69.0 Adm. Code, City of N. Y. Not further considered."

and

WHEREAS, the applicant states that the building is one story, and mezzanine, 33 ft. in height, 205 ft. by 143 ft. in area, of class 1 and class 3 construction, erected in 1930, located in an unrestricted use B area class $1\frac{1}{2}$ height district, and used and occupied as a garage for more than five motor vehicles on the 1st story and proposed to be used and occupied: 1st floor—garage for more than five motor vehicles; proposed mezzanine—offices, locker and toilet rooms; that the building is equipped with an approved standpipe system and proposed to be equipped with a new two source sprinkler system; and

WHEREAS, the applicant states that the proposed alteration consists of the construction of a fireproof addition in connection with which it is proposed to install two gasoline tanks of 2,000 gallons capacity each; and

WHEREAS, the applicant contends that the garage will have storage capacity for 122 trucks and snow removal equipment; that in order to provide an adequate supply of gasoline for the large number of trucks it will be necessary to provide four thousand gallons of gasoline; that the installation of eight 500 gallon storage tanks would require an excessive amount of piping which might create hazardous conditions; that the two tanks proposed would require less piping and tend to reduce the hazard; that the tanks will be located below the first floor and will be constructed to comply with the requirements of the Oil Burner Rules of the Board as to thickness of metal; that in all other respects, the tanks and the installation will comply with the requirements of the Administrative Code.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 1317-47, Objection 3, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the two proposed 2,000 gallon gasoline storage tanks shall be installed as proposed and as indicated on plans filed with this appeal marked "Received December 1, 1947", 3 sheets; that the storage of gasoline shall be solely for the servicing of trucks owned by the City within the building; that the thickness of metal of the tanks shall be in accordance with the requirements for tanks of similar capacity as prescribed by the Oil Burner Rules of the Board and in all other respects shall be installed in accordance with the requirements of the Administrative Code; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified under Calendar No. 561-45A.

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418-38-A

APPLICANT—Winsale Drug Co., lessee, for Boomer Buildings, owner.

SUBJECT—Application for consideration—and reopening—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—210-216 Taaffe place, west side, 20 ft. 6 in. south of Willoughby avenue (1st and 2nd floors, left); (Block 1924, Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: David N. Weinberg.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

1005-47-A

APPLICANT—Samuel Rosenblum, for Chas. Kaye Realty Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th & 12th floors); (Block 879, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Benjamin Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

488-47-A

APPLICANT—Lama and Proskauer, for Cushmans Sons, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing on January 27, 1948 at 2 P. M.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

904-47-A

APPLICANT—Department of Public Works, for City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154 Hunterspoint avenue, north side, between 34th and 35th streets, Long Island City (Block 254, Lots 1-25-53), Borough of Queens.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948, at 2 P. M. for further consideration.

920-47-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—George Sklar Lumber Co.

SUBJECT—Revocation of Certificates of Occupancy No. 114232-46 and No. 116634-47 re B.N. 230/41.

PREMISES AFFECTED—126-128 Greenpoint avenue, south side, 341 ft. 10 in. west of Manhattan avenue (Block 2563, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Julius W. Schneider.

For Opposition: George Sklar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Placed on Reserve Calendar, after hearing. Owner to file plans to comply with the Code and Labor Law requirements. Borough Superintendent to determine whether the use is a saw mill under the provisions of the Zoning Resolution.

ZONING APPLICATIONS

866-38-BZ

APPLICANT—Anthony Lozito, for The Lafayette National Bank of Brooklyn, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—21-23 to 21-33 31st street, east side, 225 ft. south of 21st avenue (Block 831, Lots 20-24 inclusive), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John J. Leonard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (866-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 21-23 to 21-33 31st street, east side, 225 ft. south of 21st avenue (Block 831, Lots 20 to 24, inclusive), Astoria, Borough of Queens, was granted by the Board April 18, 1939, on certain conditions; and

WHEREAS, the term of variance was extended on April 15, 1941, September 14, 1943 and November 13, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 18, 1939, as amended by resolutions adopted through November 13, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"x x x granted under section 7h for a term of two years from the date of this amended resolution, to per-

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mit . . . ; that other than as amended herein the resolution adopted April 18, 1939 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. 7764-38).

597-39-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the alteration and extension of an existing gasoline service station.

PREMISES AFFECTED—84-04 Parsons boulevard and 152-16 84th avenue, southwest corner (Block 9751, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Nathan J. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (597-39-BZ)

WHEREAS, this application, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the alteration and extension of an existing gasoline service station, affecting premises 84-04 Parsons boulevard and 152-16 84th avenue, southwest corner (Block 9751, Lot 1), Jamaica, Borough of Queens, was granted by the Board on December 12, 1939, on certain conditions; and

WHEREAS, the resolution was amended on June 16, 1942 and the applicant requested a further amendment of the resolution, to permit on Lot 5, the inclusion of the parking and storage of more than five motor vehicles; and

WHEREAS, the resolution was amended on December 11, 1945 and time to obtain permits and complete the work was extended on December 17, 1946; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 12, 1939, as amended by resolutions adopted through December 17, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"x x x that in view of statement by applicant that all work has been completed but additional time is required to obtain a certificate of occupancy, application for which has been filed with the department of housing and buildings, that all permits required shall be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. Applic. 736-45)."

818-40-BZ

APPLICANT—Arthur M. Bullowa, for Sylvia M. Bullowa, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1882-1884 2nd avenue, east side, 25 ft. north of East 97th street (Block 1669, Lot 2), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert M. Grubbs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (818-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 1882-1884 Second avenue, east side, 25 ft. north of East 97th street (Block 1669, Lot 2), Borough of Manhattan, was denied by the Board on January 14, 1941; and

WHEREAS, the Board deemed that the application should be reopened and granted under suitable conditions, in view of the action of the Court; and

WHEREAS, this application was reopened by vote of the Board on January 20, 1942, and granted on certain conditions, and the term of variance extended on January 18, 1944 and January 15, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 20, 1942, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"x x x *granted* under section 7h for a term of two years, to permit x x x; that in all other respects the resolution adopted by the Board January 20, 1942, as corrected, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

819-40-BZ

APPLICANT—Arthur M. Bullowa, for Sylvia M. Bullowa, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1888-1890 2nd avenue, east side, 50 ft. south of East 98th street (Block 1669, Lots 51 and 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert M. Grubbs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (819-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution to permit in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 1888-1890 Second avenue, east side, 50 ft. south of East 98th street (Block 1669, Lots 51 and 52), Borough of Manhattan, was denied by the Board on January 14, 1941; and

WHEREAS, the Board deemed that the application should be reopened and granted under suitable conditions, in view of the action of the Court; and

MINUTES

WHEREAS, this application was reopened by vote of the Board on January 20, 1942, and granted on certain conditions, and the term of variance extended on January 18, 1944 and January 15, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 20, 1942, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"x x x *granted* under section 7h for a term of two years, to permit x x x; that in all other respects the resolution adopted by the Board January 20, 1942, as corrected, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

795-40-BZ

APPLICANT—Sidney Daub, for John Primavera, owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a local retail use district and partly in a residence use district, for a term of two (2) years, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—546-548 Ralph avenue, west side, 107 ft. 9½ in. north of St. Johns place (Block 1381, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (795-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a local retail use district and partly in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 546-548 Ralph avenue, west side, 107 ft. 9½ in. north of St. Johns place (Block 1381, Lot 44), Borough of Brooklyn, was granted by the Board on May 20, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on December 14, 1943 and November 27, 1945, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 20, 1941, as amended by resolution adopted through November 27, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"x x x *granted* under section 7h for a temporary term of two years from the date of this amended resolution, to permit x x x; that other than as amended herein, the resolution adopted May 20, 1941 shall be complied with in all respects and that a new certificate of occupancy shall be obtained."

429-46-BZ

APPLICANT—Lewis and Leonard, for Seven Santini Brothers, Inc., owner (Santini Brothers, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district,

the erection of a building having less than the required rear yard.

PREMISES AFFECTED—114-25 Queens boulevard, east side, 201 ft. north of 77th avenue (Block 2266, Lots 81 and 82), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (429-46-BZ)

WHEREAS, this application under section 14D of the zoning resolution, to permit in a retail use, D area district the erection of a warehouse without providing legal yard required at grade level, premises 114-25 Queens boulevard, east side, 201 ft. north of 77th avenue (Block 2266, Lots 81 and 82), Forest Hills, Borough of Queens, was withdrawn by the Board on July 16, 1946, on request of the owner's representative; and

WHEREAS, an application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection of a building having less than the required rear yard, was granted by the Board on December 17, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does here *amend* the resolution adopted December 17, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"x x x that in view of statement by applicant that all plans have been approved by the department of housing and buildings, that all permits shall be obtained and all work completed within one year from the date of this *amended* resolution (N.B. Applic. 1292-46)."

1030-46-BZ

APPLICANT—Lama and Proskauer, for Harry Passaro, owner (Passaro Brothers, lessees.)

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on conditions, under sections 7c and 21 of the zoning resolution, permitting in a business and unrestricted use, C area district, the erection of an extension for a garage for more than five motor vehicles, motor vehicle repair shop, wheel alignment and brake testing, using more than the permitted area.

PREMISES AFFECTED—2412-2414 Chruch avenue, south side, 71 ft. east of Bedford avenue (Block 5104, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (1030-46-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business and unrestricted

MINUTES

use, C area district, the erection of an extension for garage for more than five (5) motor vehicles, motor vehicle repair shop, wheel alignment and brake testing, using more than the permitted area, affecting premises 2412 to 2414 Church avenue, south side, 71 ft. east of Bedford avenue (Block 5104, Lot 15), Borough of Brooklyn, was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 25, 1947, by adding thereto:

"x x x that the requirements of the resolution adopted by the Board February 25, 1947, may be amended in the following respects, as indicated on revised plans, marked 'Received December 9, 1947' (2 sheets), provided that in all other respects the requirements of the aforementioned resolution shall be complied with:

1. that the front wall may be extended in height to a total height of 18 feet instead of 17 feet;
2. that the present gas tank located toward the center of the building may be filled in and a new tank installed of similar capacity, 550 gallons, and pump located toward the front of the building as indicated on revised plan;
3. that boilerroom in cellar may be omitted;
4. that openings in west lot line wall may be bricked up with approved masonry in place of glass blocks;
5. that masonry wall between the present building and the new proposed addition may be left, provided fireproof doors are constructed as shown on such revised plans;
6. that interior partitions at the front of the new extension may be as indicated on such revised plans."

97-47-BZ

APPLICANT—Lama and Proskauer, for Waxman Holding Corp., owner.

SUBJECT—Application for consideration—reopening to consider new decision—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, a gasoline service station, brake testing, wheel alignment, lubritorium, parts department and motor vehicle repair shop and the erection of a building for storage of lumber and trim, manufacturing and assembly of trim and a material yard for the sale and display of masonry, plumbing and roofing materials.

PREMISES—13-21 Neptune avenue, north side, 10.53 ft. east of East 13th street and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4

Negative 0

THE RESOLUTION (97-47-BZ)

WHEREAS, this application, under sections 7f and 7i of the zoning resolution, permitting in a residence and business use district, for a term of twenty (20) years, the erection of a building to be used as a public garage for more than five (5) motor vehicles, the erection and maintenance of a gasoline service station, brake testing, wheel alignment,

lubritorium, parts department and a motor vehicle repair shop and the erection of a building to be used for the storage of lumber and trim, the manufacturing and assembly of trim and a material yard for the sale and display of masonry, plumbing and roofing materials, affecting premises 13-21 Neptune avenue, north side, 10.53 ft. east of East 13th street and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn, was granted by the Board on July 8, 1947, on certain conditions; and

WHEREAS, the resolution was amended on November 25, 1947, and the applicant requested a further amendment of the resolution; and

WHEREAS, the applicant has filed a computation of the coverage proposed in the residential district, as shown on revised plans marked "Received October 15, 1947" (2 sheets), which indicate that the additional coverage over that permitted is less than 10% of the area involved.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board July 8, 1947, as amended by resolution adopted November 25, 1947, by adding thereto:

"x x x that the coverage of that portion of the building within the residential area may be in accordance with revised plans marked 'Received October 15, 1947' as passed upon by the borough superintendent under Objection 19, dated October 15, 1947, and reading: 'area of building within residential zone does not comply with Article 4, Section 11 of the Zone Resolution.'

that this variance is granted under section 21."

897-39-BZ

APPLICANT—Ervin Palmer, for Adolph Lewisohn & Sons, Inc., owner (Jack Schneider, lessee).

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district the maintenance of a fruit and vegetable stand for temporary term of two years (previously denied for stores—business building).

PREMISES AFFECTED—613 West 169th street, north side, 141 ft. west of Broadway (Block 2138, Lot 168), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: Harold Harris and Isaac Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4

913-47-BZ

APPLICANT—Nordlinger, Riegelman & Benetar, for Sidney E. Cusberth, lessee; Jacob Goodman, owner.

SUBJECT—Application for consideration—reopening and rehearing on alleged new facts—re Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the alteration to existing store with show windows beyond the permitted distance from a residence use district (previously denied).

PREMISES AFFECTED—167 West 122nd street and 2041 7th avenue, northeast corner (Block 1907, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob I. Charney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Rehearing denied on basis of alleged new facts.

MINUTES

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4

89-24-BZ

APPLICANT—Wilson and Mangan, for A. G. Miller, owner.

SUBJECT—Application reopened March 18, 1947—re proposed new use (factory)—re Application (decision of the superintendent of buildings) previously granted on condition, under section 7e of zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—2227-2229 Webster avenue, west side, 120.18 ft. south of East 182nd street and 2208-2212 Folin street (East 181st street), east side, 122.1 ft. south of East 182nd street (Block 3143, Lot 58), Borough of The Bronx.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

237-36-SA

APPLICANT—The Aldrich Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to include Models AX, BX and JU—re Heat-Pak Oil Burner, Models 35 and Heat-Pak; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened subject to usual procedure, for test and reports as to additional models.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

1016-39-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Gold Bond Insulation Board, Gold Bond Fibre Plank and Tile, Gold Bond Fibre Insulation Lath and Gold Bond Fibre Sheathing Board, approval of.

APPEARANCES—

For Applicant: H. Z. Jones.

ACTION OF BOARD—Application reopened subject to usual procedure, for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

202-41-SM

APPLICANT—Alfred Dunhill of London, Inc., owner.

SUBJECT—Application for consideration—reopening to consider improved material—re Dunhill's Benzique Lighter Fluid Tubules; previously approved.

APPEARANCES—

For Applicant: Eric C. Dunston.

ACTION OF BOARD—Application reopened subject to usual procedure, for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

211-41-SA

APPLICANT—Vacuum Gas Appliances Division of Union Fork and Hoe Co.

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional models—re Gas-Vac Flexi-Unit, 6-40; previously approved.

APPEARANCES—

For Applicant: William L. Riehl.

ACTION OF BOARD—Application reopened subject to usual procedure, for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

538-44-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution; re Gold Bond Acoustical Product, Acoustifibre; previously approved.

APPEARANCES—

For Applicant: H. Z. Jones.

ACTION OF BOARD—Application reopened subject to usual procedure, for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

660-46-SM

APPLICANT—Combustion Control Corporation, owner.

SUBJECT—Application for consideration—reopening to consider additional model—Fireye Flame Failure Safeguard, Type F18T; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened subject to usual procedure, for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

829-46-SM

APPLICANT—Lawler Automatic Controls, for Burn-Rite Products Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re additional sizes—re Burn-Rite Anti-Siphon Valve for Fuel Oil; previously approved.

APPEARANCES—

For Applicant: Raymond C. Smith.

ACTION OF BOARD—Application reopened subject to usual procedure, for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Minutes of Regular Meeting, Tuesday Afternoon, January 20, 1948. Affecting Calendar Numbers 350-47-A, 983-47-A, 1006-47-A, 1066-47-A, 1096-47-A, 102-42-S, 285-43-A, 864-47-A, 380-47-A, 839-47-A, 887-47-A, 971-47-A, 986-47-A, 694-28-BZ, 116-33-BZ, 84-34-BZ, 328-35-BZ, 503-38-BZ, 459-39-BZ, 806-40-BZ, 333-41-BZ, 474-41-BZ, 493-41-BZ, 619-41-BZ, 569-43-BZ, 454-44-BZ, 175-45-BZ, 106-46-BZ, 801-46-BZ, 291-47-BZ, 451-47-BZ, 860-40-BZ, 833-27-BZ, 53-31-BZ, 120-33-BZ, 235-35-BZ, 589-38-BZ and 299-47-BZ.

(Remaining minutes will be printed in the Bulletin of February 3, 1948).

Notice of Public Hearing on Proposed Rules Governing Dry Cleaning.

Notice of Public Hearing on Proposed Amendment to Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to January 20, 1948.

Cal. No. Dept. Premises Affected

34-48-A—F.D.—Section 8, Erie Basin Breakwater, between Erie Basin and Upper New York Bay (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn, 21044-LF.

35-48-A—F.D.—Section 10, Erie Basin Breakwater, between Erie Basin and Upper New York Bay (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn, 21045-LF.

36-48-BZ—H.B.Q.—65-27 to 65-45 Woodhaven boulevard and 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens, Alt. 3200-47.

37-48-A—H.B.B.—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn, Alt. 4846-47.

38-48-BZ—H.B.Q.—138-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens, N.B. 6890-47.

39-38-BZ—H.B.M.—3843-3849 10th avenue, southeast corner of West 206th street (Block 2202, Lot 5), Borough of Manhattan, N.B. 150-47.

40-48-SM—F. Schumacher and Co., Nylon Woven Fabrics (flameproofed fabric), manufactured by F. Schumacher and Co., Material.

41-48-A—F.D.—241 Western avenue, east side, 2400 ft. south of Richmond Terrace (Block 1338, Lot 1), Port Ivory, Borough of Richmond, 56352-LC.

42-48-A—H.B.Q.—56-39 to 56-43 194th street, east side, 383.03 ft. south of 56th avenue and 194-03 to 194-07 58th avenue (Block 5681, Lots 37, 39, 42 and 44); 58-12 to 58-24 196th street and 194-33 to 194-49 Underhill avenue, northwest corner; 195-02 to 195-10 58th avenue, southeast corner of Underhill avenue (Block 5701, Lots 3, 5, 7, 9, 20, 23, 26 and 30); and 58-23 to 58-31 196th street, east side, 201.56 ft. south of 56th avenue (Block 5702, Lots 31, 33 and 35), Bayside, Borough of Queens, N.B. 6955 to N.B. 6961-47, inclusive; N.B. 6966 to 6969-47, inclusive; N.B. 6975, 6976 and 6977-47.

43-48-A—F.D.—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7), Bayside, Borough of Queens, 20182-LF and Decisions.

44-48-A—H.B.M.—230 West 13th street, south side, 132 ft. 6 in. east of Greenwich avenue (1st floor); (Block 617, Lot 40), Borough of Manhattan, B.N. 2994-47.

45-48-BZ—H.B.B.—5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn, Alt. 4445-47 and Alt. 4446-47.

46-48-A—H.B.B.—5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn, Alt. 4445-47 and Alt. 4446-47.

47-48-A—H.B.M.—213 Greene street, west side, 125 ft. south of West 3rd street (sub-cellar and 6th floors); (Block 534, Lot 30), Borough of Manhattan, Amendment to Alt. 777-47.

48-48-A—H.B.M.—209 Greene street, west side, 152 ft. 6 in. south of West 3rd street (sub-cellar and 6th floors); (Block 534, Lot 30), Borough of Manhattan, Amendment to Alt. 776-47.

49-48-SM—Martini Cinder Block and Material Supplies, manufactured by Peter Martini and Sons, Material.

50-48-SM—Terson 705-FRS (fire resistant coated fabric), manufactured by Athol Manufacturing Co., Material.

51-48-A—F.D.—407 Willoughby avenue and 172-182 Walworth street, northwest corner (basement); (Block 1751, part of Lot 1), Borough of Brooklyn, 20623-LF and Decision.

52-48-A—H.B.B.—405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lot 72), Borough of Brooklyn, Alt. 612-46.

53-48-A—H.B.B.—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan, Alt. 578-47.

54-48-SA—Heatcraft Oil Burner, Model H-335 and Model T-35, Appliance.

55-48-SM—Torchweld Gas Welding and Cutting Equipment, manufactured by Torchweld Cylinder and Gas Co., Material.

Restored to Docket.

864-47-A—H.B.M.—146-148 West 22nd street, south side, 258 ft. east of 7th avenue (Block 797, Lot 68), Borough of Manhattan, Amendment to Alt. 699-47.

23-37-SA—Silent Heat Oil Burner, Models A, B and E, Appliance.

208-46-BZ—H.B.B.—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn, N.B. 124-46.

235-35-BZ—H.B.Q.—158-01 Rockaway boulevard and 165-02 to 165-10 144th street, southeast corner (Block 13270, Lot 69) South Jamaica, Borough of Queens, Alteration 3000-47.

174-45-BZ—H.B.M.—126-128 Sheriff street and 403-405 East Houston street, southeast corner (Block 335, Lots 10, 11 and 12), Borough of Manhattan, Alt. 217-47.

120-33-BZ—H.B.R.—2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond, Alt. 447-47.

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833-27-BZ—H.B.B.—1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn, Alt. 614-47.

589-38-BZ—H.B.M.—303 West 51st street, north side, 58 ft. 10½ in. west of 8th avenue (Block 1042, Lot 28½ and part of Lots 29, 30, 30½ and 31), Borough of Manhattan, Decision re Certificate of Occupancy.

299-47-BZ—H.B.Q.—Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716, 7075-7077, 7080-7082, 7092-7094, 7098-7105, 7114-7122, 5723 and 7138-7146), Flushing, Borough of Queens, N.B. 836 to 910-47, inclusive.

918-22-SA—Williams Automatic Fuel Oil Burner, Model HP-3A, Appliance.

497-38-SA—Timken Wall Flame Oil Burner, Model F, Appliance.

55-47-SM—Kohler Chromium Plated Brass Sink, Lavatory or Bath Trap, Model K-9030, manufactured by The Kohler Co., Material.

707-40-SM—Tyler One and One-Half Hour Hollow Metal Fire Door, manufactured by W. S. Tyler Co., Material.

740-46-SM—Elevator Entrances, Inc., Three Hour Test Hollow Metal Door, manufactured by Elevator Entrances, Inc., Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

RULES

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

760-41-BZ—Application of William I. Hohausser, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

513-47-BZ—Application, May 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), to permit in a business use district the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway, and 834-836 Broadway, (Block 1579, part of Lot 26), Borough of Brooklyn.

713-47-BZ—Application, July 23, 1947, under section 7a of the zoning resolution, of Henry George Greene, applicant, on behalf of Henry Hermann, owner (Michael Goldstein, lessee), to permit in a residence use district, the extension of existing use to permit parking and storage of more than five (5) motor vehicles on roof; premises 320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (Block 927, Lot 38), Borough of Manhattan.

829-47-A—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (roof); (Block 927, Lot 38), Borough of Manhattan.

1339-27-BZ—Application of Lama and Proskauer, applicants, on behalf of Israel Rosenblum, owner, reopened May 8, 1945, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

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721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

544-47-BZ—Application, May 21, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Queens Hill Realty Corp., owner, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted; premises 138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44) Jamaica, Borough of Queens.

561-47-BZ—Application, June 9, 1947, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Max Horn, applicant, on behalf of William Hassett, owner, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted; premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

868-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William Burke, applicant, on behalf of Koepfel Nash, Inc., owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as an automobile showroom, servicing and repairs to motor vehicles, wheel alignment, brake testing, parts department and auto laundry; premises 153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48, and 49), Jamaica, Borough of Queens.

869-47-A—153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

386-47-BZ—Application, April 28, 1947, under sections 7e and 21 of the zoning resolution, of Ernest Alicandri, applicant, on behalf of Harry A. Pollack, owner, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) feet high wall all located in the required rear yard; and present and proposed pergolas located within required setback; premises 4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn.

387-47-A—4700 Surf avenue, northwest corner of Beach 47th street (1st floor); (Block 7036, Lot 1), Borough of Brooklyn.

423-47-BZ—Application, May 7, 1947, under sections 7e and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Chester R. Thomas, owner, to permit in a residence use district, the change in oc-

cupancy from dwelling to store and dwelling; premises 67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

424-47-A—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (street floor); (Block 1338, Lot 5), Borough of Brooklyn.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Pennacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

858-47-BZ—Application, August 11, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Dahill Association Inc., owner (John F. Wilson, lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3413-3415 Ft. Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn.

980-47-BZ—Application, November 6, 1947, under section 7e of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Solomon Zweig, owner, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments; premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

1029-47-A—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

151-42-BZ—Application of Samuel M. Kurtz, applicant, on behalf of Pilgrim Laundry, Inc., owner, reopened October 7, 1947, under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of existing mezzanine; premises 631-649 17th street, northeast corner of 11th avenue and 1102-1138 Prospect avenue, block bounded by 17th street, 11th avenue, Prospect avenue and Terrace place (Block 5255, Lot 1), Borough of Brooklyn.

170-47-BZ—Application, February 26, 1947, under sections 7c and 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Fairmount Garage Corp., owner (Leumas Wares Corp., lessee), to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory; premises 1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

604-47-BZ—Application, June 9, 1947, under section 21 of the zoning resolution, of New York City Housing

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Authority, applicant and owner, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot; premises Blocks bounded by 27th avenue, 8th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Housing Project); (Block 490, Lot 101), Astoria, Borough of Queens.

751-47-BZ—Application, August 7, 1947, under sections 7e and 21 of the zoning resolution, of Robert Teichman, applicant, on behalf of Central Savings Bank, owner (Abraham Samuelson, lessee-contract purchaser), to permit in a residence use, B area district, the erection of a business building, using more than the area permitted, for a period of fifteen (15) years; premises 439 west 53rd street, north side, 250 ft. east of 10th avenue (Block 1063, Lot 11), Borough of Manhattan.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

863-47-BZ—Application, August 8, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Max Schoenfeld, owner (Crown Beverage Corp., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area; premises 429-433 Watkins street, east side, 150 ft. north of Riverdale avenue (Block 3593, Lots 7 and 8), Borough of Brooklyn.

970-47-BZ—Application, November 5, 1947, under section 7e of the zoning resolution, of H. M. Cole, applicant, on behalf of 496 Holding Corp., owner, to permit in a residence use district, the change in occupancy of cellar to include commissary in an existing multiple dwelling; premises 221-229 Seaman avenue, northeast corner of West 214th street and 31-41 Park Terrace West. (Block 2243, Lot 90), Borough of Manhattan.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

501-47-SM—Three Hour Tin Clad Door, Metal Door Association, Inc., applicant, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National

Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.

491-31-SA—Superfex Oil Burning Heater and Heat Projector (reopened October 7, 1947 re amendment of resolution to include additional Models 2130 and 3155).

118-47-SA—Stromes Systems, Inc., Indirect Gas Fired Paint Drying and Baking Oven.

730-47-SA—Williams Hi-Pressure Oil Burner, Model HP-7; Crane-Line CL-7 and Fairbanks Morse Oil Burner, Model FM-7.

764-47-SA—Lo-Blast Gas Conversion Burner.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 27, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

862-47-A—333-345 Ocean avenue and 178-186 Parkside avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

981-47-A—218-15 103rd avenue, north side, 98.25 ft. east of 217th Lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

912-47-A—37-45 74th street, east side, 120 ft. north of 37th road (Block 1285, Lot 13), Jackson Heights, Borough of Queens.

1019-47-A—611-613 East 233rd street, north side, from Bronx boulevard to Carpenter avenue (Block 4993, Lots 1, 12, 17 and 8), Borough of The Bronx.

839-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, northeast corner of Saunders street (Block 3073, Lot 1) Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway).

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

1078-47-A—227-67 114th road, north side, 45.04 ft. west of Cross Island parkway (Block 11254, part of Lot 22), Cambria Heights, Borough of Queens.

1090-47-A—903-907 Atlantic avenue, north side, 57 ft. 7½ in. east of St. James place (Block 2018, Lot 67), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Proposed Rules Governing Dry Cleaning

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as an Accessory to the Principal Use in Business Districts as Permitted Pursuant to Article II, Section 4 (a), Sub-division 11 of the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 3, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

568-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Sarah Foxon, owner, reopened July 1, 1947, under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop; premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

630-47-A—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (under section 35, General City Law re bed of mapped street—15th avenue).

74-41-BZ—Application of Henry Nordheim, applicant, on behalf of 532 East 137th Street Corp., owner, reopened July 8, 1947, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory; premises 520-532 East 137th street, south side, 180 ft. west of St. Anns avenue (Block 2264, Lot 29), Borough of The Bronx.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area

district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

999-47-A—55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan.

103-37-BZ—Application of Henry C. Brucker, applicant, on behalf of Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee), reopened March 16, 1943, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board); premises 61-10 to 61-18 (2514 to 2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

922-46-BZ—Application, November 13, 1946, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Apollo Bottling Co., Inc., owner, to permit in a residence use, D area district, the extension of an existing building, using more than the area permitted and without the required rear yard, and the change of occupancy of second floor from dwellings to laboratory, kettle room, refrigerator room and store-room; premises 629-635 East 136th street, north side, 134 ft. west of Cypress avenue (Block 2549, Lots 56 and 58), Borough of The Bronx.

330-47-BZ—Application, April 7, 1947, under sections 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 2068 Jerome Avenue Corp., owner (Lechner Motor Car Co., lessee), to permit in a business use district, the change in occupancy from stores and supplies to motor vehicle show-room, storage and motor vehicle repair shop; premises 2070-2078 Jerome avenue, east side, 176.66 ft. north of Burnside avenue (Block 3179, Lot 8), Borough of The Bronx.

481-47-BZ—Application, May 13, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Rosario Esposito, owner (George P. Kirschner, lessee), to permit in a business use district, the change of occupancy from garage for five (5) motor vehicles to motor vehicle repair shop (radiator and fender repairs) for a term of five (5) years; premises 30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn.

659-47-BZ—Application, June 27, 1947, under sections 7c and 21 of the zoning resolution, of Raymond Irrera, applicant, on behalf of Frances Tedesco, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, without the required set backs from rear and side lot lines; premises 46-02 to 46-10 244th street and 243-12 to 243-20 Alameda avenue, southwest corner (Block 8183, Lot 6), Douglaston, Borough of Queens.

850-47-BZ—Application, October 2, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rose Cardone, owner (Lustromatic Laundry Inc., lessee), to permit in a residence use district, a launderette, for a term of years; premises 101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

877-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Philip W. Haberman, Jr., applicant, on behalf of Leonard S. Gans, Alfred L. Rose and Murray M. Rosenberg, owners (Williams Auction Sales Corp., lessee), to permit in a business use district, the parking and storage of more than five (5) motor

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vehicles; premises 1980-1998 Broadway, east side, 156-176 Columbus avenue, west side, from West 67th to West 68th streets, 101 West 67th street and 100 West 68th street (Block 1138, Lot 24), Borough of Manhattan.

835-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use, C area district, the extension to existing automobile showroom, using more than the area permitted, to be used as an automobile showroom, new and used cars, servicing of cars and motor vehicle repair shop; premises 162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

1086-47-BZ—Application, December 9, 1947, under sections 7e and 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Pan-American Iron Works, Inc., owner, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to offices, (basement and first floor) and class "A" multiple dwelling (3rd and 4th floors); premises 380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (Block 1817, Lot 101), Borough of Manhattan.

1087-47-A—380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (basement and 1st floors); (Block 1817, Lot 101), Borough of Manhattan.

1016-47-A—24-38 Columbia street and 2-26 Pacific street, southwest corner, Pier 23 foot of Pacific street (Block 287, part of Lot 68), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 10, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

415-41-BZ—Application of Lama and Proskauer, applicants, on behalf of L. & L. Holding Company, Inc., owner, reopened December 16, 1947, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, for a term of two (2) years, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles; premises 612-634 86th street and 1-7 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

342-47-BZ—Application, April 17, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nord-

heim, applicant, on behalf of Frank Pfeiffer, owner, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office; premises 1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

327-27-BZ—Application of Harry A. Yarish, applicant, on behalf of Howard Motor Sales Corp., owner, reopened November 18, 1947, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area; premises 741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

1041-46-BZ—Application, December 10, 1946, under section 7e of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence and retail use district, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of New York City Housing Authority; premises East 6th street, to East 13th street, and from Avenue D to Franklin D. Roosevelt drive (East River Drive); Jacob Riis House (Buildings 16 and 17); (Blocks 362 to 367, inclusive), Borough of Manhattan.

602-47-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of Ruth Goldner, owner (Warwick Laboratories, lessee), reopened November 5, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

676-47-BZ—Application, July 8, 1947, under section 21 of the zoning resolution, of Anthony M. DeRose, applicant, on behalf of Frismont Realty Corp., owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building using more than the permitted area; premises 2746-2752 East Tremont avenue, northwest corner of Frisby avenue (Block 3988, Lots 45, 46, 47, 50 and 51), Borough of The Bronx.

677-47-BZ—Application, July 8, 1947, under section 21 of the zoning resolution, of Anthony M. DeRose, applicant, on behalf of Frismont Realty Corp., owner, to permit in a retail use, D area district, the erection and maintenance of a building, using more than the permitted area; premises 2734-2740 East Tremont avenue, west side, 140.37 ft. north of Frisby avenue (Block 3988, Lots 37 to 42, incl.), Borough of The Bronx.

720-47-BZ—Application, July 29, 1947, under sections 7f and 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Henry M. Meyer, owner, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium; premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and

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maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

935-47-BZ—Application, October 24, 1947, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mildred Burstein, owner, to permit in a residence use, F area district, the erection of a building without the required setback; premises 209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43 (formerly Lot 41), Queens Village, Borough of Queens.

945-47-BZ—Application, October 29, 1947, under section 7g of the zoning resolution, of Martin J. Kelly, Jr., applicant, on behalf of 551 West 37th Street Realty Corp., owner (Dixie Bus Depot, Inc., lessee) to permit in an unrestricted use district, the change of occupancy from private garage for five (5) buses to private garage for more than five (5) buses on a street in which there is located entrances to a public school; premises 549-553 and 555-559 West 37th street, north side, 100 ft. east of 11th avenue (Block 709, Lots 7 and 9), Borough of Manhattan.

1007-47-BZ—Application, November 19, 1947, under sections 7e and 21 of the zoning resolution, of John Burke, applicant, on behalf of Aniello and Gaetano Cavaliere, owners, to permit in a residence use district, the change in occupancy from garage for more than five (5) motor vehicles (previously granted by the Board) to soda bottling and two (2) motor trucks; premises south side of Hamilton avenue, 153 ft. 4 in. west of Hicks street (Block 513, Lot 18), Borough of Brooklyn.

1063-47-BZ—Application, December 12, 1947, under sections 7f and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Bounding Home Corp., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

2-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Monogram Realty Company, owner, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

976-47-SA—Gilbarco Calco-Meter Gasoline Dispensing Pump, No. 996.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

835-38-SR—Proposed amendment to rules relative to submerged inlets and protective methods to be applied to prevent contamination of water supply.

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

548-47-BZ—Application, June 5, 1947, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re'bed of mapped street—proposed widening of Springfield boulevard).

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 17, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

985-47-A—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

887-47-A—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 20, 1948, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy.

The minutes of the regular meetings of the Board held on Friday morning and afternoon, January 9, 1948, were approved as printed in the Bulletin of January 13, 1948, Vol. 33, No. 2.

ZONING APPLICATIONS

415-41-BZ

APPLICANT—Lama and Proskauer, for L. & L. Holding Company, Inc., owner.

SUBJECT—Application reopened December 16, 1947, for extension of term of variance (expired by limitation)—Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—612-634 86th street and 1-7 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: None

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A. M. at written request of applicant.

407-46-BZ

APPLICANT—E. Richard Crino, for Pasquale and Doménica Palomba and Santa Maimone, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stores and apartments to factory use.

PREMISES AFFECTED—712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino and F. C. Pinto.
For Opposition: A. Gorofalo, L. Ritchie, N. Ficorrotti and L. Gosternoli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A. M. for inspection by Committee and decision by Board without further argument.

342-47-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim, Frank Pfeiffer and Josephine Pfeiffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A. M. for inspection by Committee and decision by Board without further argument.

548-47-BZ

APPLICANT—Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein, Theodore N. Lewis, H. B. Berrow and I. Orion.

For Opposition: H. G. Cohn, A. L. Silberstein, Wm. Offenkrantz and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 10 A. M. for further consideration.

752-47-BZ

APPLICANT—Karl Propper, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted.

PREMISES AFFECTED—2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper and Wm. Geurther.
For Opposition: Isaac Hyman, Julius Goldstein, S. Brenner and H. Friedling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A. M. for applicant to file revised plans and statement.

927-22-BZ

APPLICANT—Herman Kron, for Rogers Place Corp., owner.

SUBJECT—Application reopened May 27, 1947—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the alteration and conversion of occupancy from factory (previously granted by the Board) to restaurant, cabaret and factory.

PREMISES AFFECTED—913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79) Borough of The Bronx.

APPEARANCES—

For Applicant: Charles L. Fleece, Herman Kron and B. R. Bernstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

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THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (927-22-BZ)

WHEREAS, this application under section 7c of the zoning resolution permitting the erection and maintenance of a business building, partly in business and partly in residence use districts, affecting premises 913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79), Borough of The Bronx, was granted by the Board on October 20, 1922, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 4, 1924 and May 5, 1931; and

WHEREAS, an application under section 7c of the zoning resolution, to permit in residence and business use districts the alteration and conversion of occupancy from public baths to factory was granted by the Board on February 5, 1946, on certain conditions; and

WHEREAS, Herman Kron, for Rogers Place Corp., owner, requested reopening of this application and consideration under section 7c of the zoning resolution, to permit in residence and business use districts, the alteration and conversion of occupancy from factory to restaurant, cabaret and factory; and

WHEREAS, this case was reopened by vote of the Board on May 27, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester avenue is in a business use, B area and Class 1½ height district; Rogers place is in residence and business use, B area and Class 1½ height districts; and site is in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1947, re Alt. Applic. 1064-46, reads:

"1. Proposed use of premises as a Factory, Restaurant and Cabaret in a Partly Business and Partly Residence Use district is contrary to Art. 2, Sects. 3 and 4 of Zoning Resolu'n."

and

WHEREAS, the applicant states that the premises consist of a plot 97.94 ft. front by 725 ft. in depth (irregular), on which is located a building 97.94 ft. front by 150 ft. in depth (irregular) typical floor 90 ft. by 110 ft., 3 stories, 30 ft. in height, of Class 1 construction; that it is proposed to change the 3rd floor to restaurant and cabaret; balance of building to be used as factory, as per Board's resolution of February 5, 1946; and

WHEREAS, the applicant contends that this building was erected in 1922 as a public bath and is of fireproof construction, three stories and cellar in height; that there are two fireproof stairs; that there are ample toilet facilities in the building; that application is hereby made to amend the resolution adopted by the Board on February 5, 1946, to permit occupancy of third floor as a restaurant and cabaret and the cellar for factory use.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 5, 1946, by adding thereto:

"... that in the event the owner desires to occupy the 3rd or top floor of the building as a restaurant and cabaret, such use may be permitted, provided the exits and all other requirements in connection with such occupancy of the 3rd floor is complied with; that the terms of the resolution adopted February 5, 1946, as to the use of the balance of the building for factory use shall be complied with; and that all permits required shall be obtained and all work completed within six months from the date of this amended resolution."

336-37-BZ

APPLICANT—Stewart and Shearer, for The New York Public Library, Astor, Lenox and Tilden Foundations, owners.

SUBJECT—Application reopened December 2, 1947, for consideration as to extension of term of permit—Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—322-328 West 57th street, south side, 275 ft. west of 8th avenue (Block 1047, Lots 44 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Clarence Kempner, K. J. Bruder and G. Constanter.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (336-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 322-328 West 57th street, south side, 275 ft. west of Eighth avenue (Block 1047, Lots 44 and 46), Borough of Manhattan, was granted by the Board on March 1, 1938, on certain conditions; and

WHEREAS, the resolution was amended on October 19, 1943; and

WHEREAS, the term of variance was extended on March 5, 1940, March 3, 1942 and December 11, 1945, and the applicant requested a further extension of the term of variance; and

WHEREAS, this case was reopened by vote of the Board on December 2, 1947, and set for hearing on January 20, 1948, at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting on January 20, 1948, after due publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1948, re Amend. to Alt. Applic. 535-46, reads:

"The sole authority is vested in the Board of Standards and Appeals as the use of premises in contingent to B.S.A. res. 336-37-BZ. Denied."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 1, 1938, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a temporary term of two years from the date of this *amended* resolution, to permit the parking and storage of more than five (5) motor vehicles, on condition . . . ; that other than as amended herein, the resolution adopted by the Board March 1, 1938, shall be complied with in all respects; that a new certificate of occupancy shall be obtained and all permits obtained and all work completed within three (3) months from the date of this amended resolution."

592-46-BZ

APPLICANT—Burke, Morrison and Green, for Croyden Realty and Improvement Corp., owners.

SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent)

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under section 7c of the zoning resolution, to permit in a business use district, the proposed change in occupancy from motor vehicle repair shop, by the erection and maintenance of a building to be used as a showroom, salesroom, and work room for oil burner assembly, and for the storage of more than five (5) motor vehicles used in connection with the proposed business.

PREMISES AFFECTED—40-34 Crescent street, west side, 100 ft, north of 41st avenue (Block 407, Lot 37), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: J. F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (592-46-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business use district the erection of a public garage for storage of more than five (5) trucks and automobiles, affecting premises 40-34 Crescent street, west side, 100 feet north of 41st avenue (Block 407, Lot 37), Long Island City, Borough of Queens, was denied by the Board on October 1, 1946; and

WHEREAS, Burke, Morrison and Green for Croyden Realty and Improvement Corporation, owner, requested reopening of this application and consideration under section 7c of the zoning resolution, to permit in a business use district, the proposed change in occupancy from motor vehicle repair shop to the erection and maintenance of a building to be used as a showroom, salesroom, and workroom for oil burner assembly, and for the storage of more than five (5) motor vehicles used in connection with the proposed business; and

WHEREAS, this case was reopened by vote of the Board on October 21, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Crescent street is in a business use, B area and Class 1½ height district; 41st avenue is in an unrestricted use B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated October 3, 1947 on N.B. Applic. 1779-47 reads:

"1. Proposed change of occupancy of the building for use as show room, sales room, work room for oil burner assembly and storage for more than five motor vehicles in a business use district, is contrary to Art. 2, sec. 4, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 1 in. frontage by 100 ft. 3¼ in. in depth, on which is located a building 20 ft. front by 50 ft. in depth, used as a motor vehicle repair shop, which is to be demolished; that it is proposed to erect a building to cover the entire plot, one story, 18 ft. 4 in. in height, of Class 3 construction, to be used as a showroom, salesroom and workroom for oil burners; that it is further proposed to use the building for the storage of its own motor vehicles; and

WHEREAS, the applicant contends that the premises are occupied in part by a one-story automobile repair shop; that adjacent property to the south is in an unrestricted district; that adjacent to the west property is occupied partly by business and partly by residence use; that the proposed use would not be inappropriate and would conform to the present zoning except that more motor vehicles would

be garaged on the premises in connection with the proposed business than are permissible in a business zone; and

WHEREAS, the premises and surrounding area have been previously inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application to section 7 subdivisions e and f as subdivision c does not apply; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7e and 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7e and 7f thereof for a term of fifteen (15) years, to permit the construction and occupancy of the building as proposed as a showroom for the display of oil burners and as a shop in connection therewith and as a garage for not over fifteen (15) motor vehicles owned by the operator of the business and used in conjunction therewith, on condition that the building shall not be increased in height or area beyond the area and size shown on plans filed with this application, marked "Received September 8, 1947" (3 sheets); that in all other respects it shall comply with all laws, rules and regulations applicable thereto; that if any gasoline equipment is installed, it shall be installed within the building, not exceeding one 550 gallon tank and one pump which may be erected within the building near the exit door solely for servicing owners trucks; that any windows constructed on the lot lines shall be fireproof, self-closing; that skylights shall be glazed with thin glass, screened over and under; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

132-47-BZ

APPLICANT—Henry Nordheim, for Schuyler American Steam Laundry, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c, 7e and 21 of the zoning resolution, to permit in a residence and unrestricted use, C area district, the extension to an existing wet wash laundry, and the construction of a building to be used as a non-storage garage for more than five (5) motor vehicles, without required rear yard.

PREMISES AFFECTED—1626 Bronxdale avenue, east side, 325.35 ft. south of Van Nest avenue (Block 4091, Lot 50), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: Wm. Gibney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (132-47-BZ)

WHEREAS, Henry Nordheim, for Schuyler American Steam Laundry, Inc., owner, filed February 14, 1947, an application under sections 7b, 7c, 7e and 21 of the zoning resolution, to permit in residence and unrestricted use, C area districts, the extension to an existing wet wash laundry and the construction of a non-storage garage for more than five (5) motor vehicles without the required rear yard, affecting premises 1626 Bronxdale avenue, east side, 325.35 ft. south of Van Nest avenue, (Block 4091, Lot 50), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular

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meeting, January 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Bronxdale avenue is in an unrestricted use, B and C area and Class 1½ height district; Van Nest avenue is in business and unrestricted use, B and C area and Class 1½ height districts; and the site is in residence and unrestricted use, C area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 11, 1947, re Amend. to Alt. Applic. 368-46, reads:

"1. Rear Yard must conform to Sections 13, 17, 19e of Article IV of the Zoning Resolution.

3. Factory use (viz. wet-wash laundry) in a Residence District is contrary to Section 3 of Article 2 of the Zoning Resolution, and is, therefore, DENIED.

4. Proposed non-storage garage for more than 5 cars in a business district is contrary to Section 4 Subdivision (15) of Article 11 of the Zoning Resolution and is, therefore, DENIED."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.02 ft. frontage by 128.49 ft. in depth, on which is located a building 34 ft. front by 100 ft. in depth, one story, 12 ft. 11 in. in height, presently used as a wet wash laundry; that there is a loading area in the cellar, 32 ft. by 52 ft. with a ramp; that it is proposed to extend the existing laundry building 28 ft. 6 in. in depth, by 35 ft. wide at rear; that it is also proposed to construct a non-storage garage 50 ft. 3 in. by 53 ft. 6 in. one story, 13 ft. 11 in. in height, of Class 3 construction; and

WHEREAS, the applicant contends that on the Bronxdale avenue front 100 ft. of this lot lays in an unrestricted use district and the rear 28 ft. and 6 in. is in a residence use district; that with such double designation of use on a single lot the owner finds himself in a position of having to pay land tax and not being able to make profitable use of such land; that these circumstances certainly could be claimed to constitute a hardship; that it is quite obvious that such land could not be used for residential development; that the level of this rear area is about 6 ft. below the rear yard adjoining; thus the roof of proposed garage would be only slightly above that yard and the proposed extension to the laundry building will be only one story and cellar; that while the entire block frontage on both sides of Bronxdale avenue is in an unrestricted district and trades and occupancies are of a character that would not suffer by the rear expansion of this building, nor would the two resident buildings on Fowler avenue suffer as only the garage roof would back up against the rear lot line; that the lot directly behind the building extension, number 19, is vacant as well as several to the west; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution as to use and that the appeal had substantiated a basis of appeal under section 21 as to area of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof to permit the extension of use as proposed and indicated on plans filed with this application, marked "Received February 14, 1947" (5 sheets) and under section 21 as to additional area coverage, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no windows shall be constructed in the rear or side lot lines of the proposed construction; that the garage shall be solely for the cars used in conjunction with the laundry business and no others; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that a wall shall be constructed across the yard space at the rear lot line to the height of the roof of the proposed ex-

tension and proposed garage; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

245-47-BZ

APPLICANT—John J. Tricarico, for Antonia Spadafina, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7c, 7e and 7A of the zoning resolution, to permit in a residence and business use district, the following: 1. in the business use district, the erection of a garage for two (2) trucks with a doorway exceeding required width beyond legal distance from residence use district; 2. the erection of a building partly in a residence use and partly in the business use district, for the storage and sawing of timber (10 HP saw), and the packing of wood, coal and charcoal; 3. the change in occupancy from stable for fifteen (15) horses and hay loft in a residence use district, to the packing and storage for wholesale distribution of kindling wood, coal and charcoal in bags.

PREMISES AFFECTED—482 Sackett street, south side, 75 ft. west of Bond street (Bldgs. A, B and C); (Block 430, part of Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. J. Tricarico and M. Diermert.

For Opposition: P. Triagliano, Frank Cartella and Paul Aquitoni.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy..... 3

Absent: Commissioner Blum 1

THE RESOLUTION (245-47-BZ)

WHEREAS, John J. Tricarico for Antonia Spadafina, owner, filed March 12, 1947 an application under sections 7a, 7c, 7e and 7A of the zoning resolution to permit in residence and business use districts, the following: 1. in the business use district, the erection of a garage for two trucks with a doorway exceeding required width beyond legal distance from residence use district; 2. the erection of a building partly in the residence use and partly in the business use district for the storage and sawing of timber (10 HP saw) and the packing of wood, coal and charcoal; 3. the change in occupancy from stable for fifteen (15) horses and hayloft in a residence use district to the packing and storage for wholesale distribution of kindling wood, coal and charcoal in bags, affecting premises 482 Sackett street, south side, 75 ft. west of Bond street (Block 430, part of lot 32), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, December 9, 1947, after due notice by publication in the Bulletin, and laid over to January 20, 1948 on request of the owner's representative; and

WHEREAS, the district maps accompanying the zoning resolution show that Sackett street is in a residence and business use, A area and class 1½ height districts; Bond street is in a business use, A area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated March 3, 1947 on N. B. Application 169-47 reads:

"1. The construction of this bldg. and doorway exceeding 3'-6" in width to be used as an entrance to the business on the plot is contrary to the Zoning Resolution, Sect. 7-A."

and

WHEREAS, the decision of the borough superintendent dated March 3, 1947 on N. B. Applic. 2768-46 reads:

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"1. The storage and sawing timber with 10 HP saw, storage of coal and charcoal, the packing of coal, charcoal and wood in bags and distribution for wholesale trade of these materials, partly in a residence and partly in a business use district is contrary to the Zoning Res., Art. II, Sect. 3 and Sect. 4 (a), (31) and (45)."

and

WHEREAS, the decision of the borough superintendent dated March 3, 1947 on Alt. Applic. 434-47 reads:

"1. The change of occupancy from stable for 15 horses and hay loft to the packing and storage for wholesale distribution of kindling wood, coal, and charcoal in bags, of a building in a residence use district, is contrary to the Zoning Res. Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 10 ft. frontage by 100 ft. and 55 ft. in depth, irregular, on which is located a building 25 ft. 2 in. by 50 ft., 2 stories, 17 ft. 4 in. in height, used as a public stable; that it is proposed to construct three buildings, all of class 3 construction; Building A to be 10 ft. front by 45 ft. in depth, one story, 14 ft. in height, to be used as a garage for 2 trucks; that it is proposed to install a 550 gal. gasoline tank and pump for owners use; that Building B will be a shed 50 ft. front by 25 ft. in depth, one story, 13 ft. 4 in. in height, to be used as storage and sawing timber with 10 HP saw, storage and packing of coal and charcoal for wholesale distribution; Building C is to be altered for storage and packing of wood, coal and charcoal in bags; and

WHEREAS, the applicant contends that the owner who resides and has his present business at 173 Douglass street, Brooklyn, was notified by the Housing Authority that the premises was located within the area designated as the location of a proposed housing project and therefore would have to vacate as the building was to be demolished; that upon termination of real estate transactions with the Housing Authority in August 1946, she selected the premises in question as a suitable site for her home and business; that prior to close of contract sale, premises were checked regarding the zone as to use, area and height; that zone maps at that time showed that south side of Sackett street, west of Bond street, and east of Hoyt street, was unrestricted and was therefore legally zoned for business use; that at the time title was closed on November 14, 1946 the premises were still zoned as unrestricted; that on November 19, 1946 an amendment to use zone was made for reason of the proposed Gowanus Housing Project, changing the south side of Sackett street bounded by Bond and Hoyt streets, from unrestricted to business on Bond street, and residential for Sackett street; that the premises in question are now located partly in business and residential use zones; that due to the extreme hardship that exists in this case, as the owner is now devoid of other finances that would be required to purchase new property, that she acted in good faith by purchasing property at the time that it was properly zoned for business use, and the fact that their business is furnishing wood, coal and charcoal for the benefit of the residents in the immediate vicinity, it is requested that the Board find it within their discretion to act favorably on this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion under section 7a, 7c, 7e and 7A of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

183-47-BZ

APPLICANT—Albert W. Lewis, for Ernest Mann, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district,

the erection and maintenance of a motion theatre and store extending into the residence district.

PREMISES AFFECTED—159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue, and 160th street (Block 6831, Lots 22 to 27, inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Albert Lewis and Walter N. Thayer.

For Opposition: Rudolph Buruk, Robt. Konove and L. Roger Clemente.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

773-47-BZ

APPLICANT—Henry Nordheim, for Vincent J. Amaticci, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of existing accessory building to a gasoline service station and the addition of two (2) dispensing pumps and two (2) gasoline storage tanks.

PREMISES AFFECTED—3883-3885 East Tremont avenue, east side, 109.33 ft. north of East 177th street (Block 5439, Lots 5 and 6,) Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim, V. J. Amaticci, and G. Amaticci.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn by applicant, after hearing.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

APPEALS FROM ADMINISTRATIVE DECISIONS

754-47-A

APPLICANT—Imre Chairman, for Henry D. Greenberg, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A. M. for further consideration.

999-47-A

APPLICANT—Lama & Proskauer, for Wartel Realty Corp., owner (Clarkson & Ford Co., Inc., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dept.

ACTION OF BOARD—Laid over to February 3, 1948 at 10 A. M. for inspection by Committee of Board and further consideration.

951-47-A

APPLICANT—The Fred Gretsch Mfg. Co. for Gretsch Bldg. No. 4 Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—54-82 Broadway and 413-421 Wythe avenue, southeast corner (basement); (Block 2130, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emerson Strong.

For Administration: E. A. Meyer, Fire Dept.

ACTION OF BOARD—Appeal withdrawn by applicant, after hearing, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy.....	3
Negative	0
Absent: Commissioner Blum	1

246-47-A

APPLICANT—John J. Tricarico, for Antonia Spadafina, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—482 Sackett street, south side, 75 ft. west of Bond street (Buildings A and C); (Block 430, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. J. Tricarico and M. Diemert.

For Opposition: P. Triagliano, F. Cortella and Paul Aquitani.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative:	0
Negative: Chairman Murdock, Commissioner Kleinert and Asst. Chief Hennessy	3
Absent: Commissioner Blum	1

THE RESOLUTION (246-47-A)

WHEREAS, John J. Tricarico for Antonia Spadafina, owner, filed March 12, 1947, an appeal from decisions of the borough superintendent, affecting premises 482 Sackett street, south side, 75 ft. west of Bond street (Buildings A and C) (Block 430, Lot 32), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated March 3, 1947, on N.B. Applic. 2768-46, reads:

"2. Egress to the street independent of passage through any other building should be provided."

and

WHEREAS, the decision of the borough superintendent dated March 3, 1947, on Alt. 433-47, reads:

"2. Egress to the street independent of passage through any other building should be provided."

and

WHEREAS, the applicant states that the premises consist of a plot, 10 ft. front by 100 ft. and 55 ft. in area, located in a business use A area, class 1½ height district, upon which there is located a one story building, 10 ft. by 45 ft. in area, of class 3 construction, erected prior to 1913, used and occupied as a public stable for more than five (5) horses on the 1st story and hay loft on the mezzanine; proposed to be used

and occupied for storage of wood, coal and charcoal on the 1st story and mezzanine for storage, and upon which it is proposed to erect a one story building 13 ft. 4 in. in height, 50 ft. by 25 ft. in area, indicated as Building B on plans filed with application for zoning variance under Cal. 245-47-BZ, to be used for the storage, cutting and packing of wood, coal and charcoal, such building to be of class 3 construction, and a one story building 10 ft. by 45 ft. in area, to be located at the Sackett street front of the lot, of class 3 construction, to be used as a two truck brick garage; and

WHEREAS, the premises are located partly in a business and partly in a residence use district and are the subject of an application for a zoning variance under Cal. 245-47-BZ; and

WHEREAS, the applicant contends that inasmuch as only five male employees will occupy the premises, at which time the two trucks to be stored in the garage will be out making deliveries and as there will be no door at the rear of the garage thereby providing clear passage from yard to street, it is requested that the Board accept the proposed conditions; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decisions of the borough superintendent be and they hereby are affirmed and that the appeal be and it hereby is denied.

Adjourned: 12:20 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 20, 1948

Present: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy.

APPEALS FROM ADMINISTRATIVE DECISIONS

350-47-A

APPLICANT—Morris B. Adler, for Sgt. Meyer Levin Memorial Hall Ass'n., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1624-1630 East 14th street, west side, 180 ft. south of Avenue P (Block 6776, Lots 16 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Nathan Ginsberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy.....	3
Negative	0
Absent: Commissioner Blum	1

THE RESOLUTION (350-47-A)

WHEREAS, Morris Bernard Adler, for Sgt. Meyer Levin Memorial Hall Assn. Inc., owner, filed April 18, 1947, an appeal from a decision of the borough superintendent, affecting premises: 1624-1630 East 14th street, west side, 180 ft. south of Avenue P (Block 6776, Lots 16 and 18), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 21, 1947, re Alt. Applic. 775-47, reads:

#3. 1st floor construction to comply with Section 7.3.2.2.5 as to requirement for 100# live load.

MINUTES

4. Proposed clubroom use constitutes a public occupancy and is contrary to Section 4.2.1 in a frame building."

and

WHEREAS, the applicant states the building is two stories and attic (35 ft.) in height, 26 ft. by 67 ft. and 79 ft. in area at 1st floor, 26 ft. by 58 ft. in area at second floor, Class 4 construction, erected in 1902, located in a residence use, C area, and Class 1¼ height districts; used and occupied: Cellar, ordinary storage; 1st floor, one family; 2nd floor and attic combined, one family; proposed to be used and occupied: Cellar, ordinary use; 1st floor, clubrooms, 100 persons; 2nd floor and attic combined, one family; that the building is equipped with two interior wood stairs, 2 ft. 10 in. wide and 3 ft. wide, enclosed in plaster partitions equipped with wood doors which are not self-enclosing; that the stairhall leads directly to the street; and

WHEREAS, the applicant contends that the premises consist of a plot 80 ft. front by 100 ft. in depth, presently improved with a 2-story and attic frame, 2-family dwelling erected in 1902 and a 2-car frame accessory garage; that the owners purchased the property with the intent to demolish the existing structure and erect a modern Memorial Hall to serve as its headquarters; that pending such demolition and construction, it is proposed to occupy the first floor of existing building as temporary clubrooms for this Veteran's Organization; that the second floor and attic will remain as an apartment for one family and will have no connection with the proposed first story use; that the garage will be used for private automobiles belonging to 2nd story tenant; that proposed clubrooms will not be used for public functions or dancing and it will be an unnecessary hardship to reinforce the present 60 lbs. liveload which is adequate for the proposed temporary use; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the applicant has submitted to the Board plans as filed with the Department of Housing and Buildings under N.B. 1779-47 and states that construction of the new building involving the removal of the present frame building will be commenced this summer.

Resolved, that the decision of the borough superintendent on Alt. Applic. 775-47, objections 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of six (6) months from the date of this resolution, to permit the temporary occupancy as proposed *on condition* that the occupancy shall be restricted to the first floor as proposed and the second floor and attic combined shall remain with an occupancy of one family until the building is razed; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that this variance shall continue only so long as the building is occupied for the occupancy proposed.

983-47-A

APPLICANT—Albert W. Lewis, for 379 Madison Avenue, Inc., owner (1352 Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—535 Madison avenue, northeast corner of East 54th street (Block 1290, Lots 21 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert W. Lewis and Phil E. Gilbert, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Absent: Commissioner Blum 1

THE RESOLUTION (983-47-A)

WHEREAS, Albert W. Lewis, for 379 Madison Avenue, Inc., owner (1352 Corporation, lessee), filed November 13, 1947, an appeal from a decision of the borough superintendent affecting premises 535 Madison avenue, northeast corner East 54th street (Block 1290, Lot 21 and 25), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated November 6, 1947, on amendment to Alt. Applic. 1700-47, reads:

1. Proposed marquee is not permitted as per Sec. 2.4.1.4.8 B.C."

and

WHEREAS, the applicant states the building is two stories (30 ft.) in height; 75 ft. by 122 ft. in area; of Class 3 construction; erected 1935; located in a restricted retail and retail use, B area and Class 2 height district and used and occupied since December 1943, as follows: cellar, storage and kitchen, 10 persons; 1st floor, storage, restaurant cabaret and motion picture theatre, 446 persons; 2nd floor, show-rooms, 50 persons; that no change in use or occupancy is proposed; that the building is equipped with two 3 ft. 9½ in. wide iron stairs with cement treads 6 in. terra cotta enclosed, equipped with kalamine self-closing doors and leading from the roof bulkhead, directly to the street; and

WHEREAS, the applicant states that the first floor is occupied by 3 stores and the balance as restaurant and cabaret, dining room and motion picture theatre having their main entrance on the northeast corner of Madison avenue and East 54th street; that the restaurant, dining rooms and cabaret are considered a place for public assembly and have been used as such since December, 1943 with the approval of Department of Housing and Buildings; that the motion picture theatre has been used since 1943 under Alt. 1031-43, and yearly licenses for motion picture exhibition have been issued by the Department of Licenses; and

WHEREAS, the applicant contends that the proposed marquee would be over the entrance to a motion picture theatre and to a place of public assembly; that the marquee being of structural steel and stainless steel covering with aluminum crown will enhance the appearance of the building and afford a certain protection to the public entering the building during inclement weather; that no signs will be constructed or displayed on the proposed marquee; and

WHEREAS, in the opinion of the Board, the marquee with the ornamentation thereon is an advertising device and constitutes a sign which would be contrary to law.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1700-47 objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

1006-47-A

APPLICANT—Leonard A. Swarthe, for The Park of Edgewater, Inc., owner, (Edgewater Volunteer Hose No. 1, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—East side of Blair avenue, 167 ft. south of Shore Drive (1st floor); (Block 5516, Lot 101), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Blair avenue).

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

MINUTES

THE RESOLUTION (1006-47-A)

WHEREAS, Leonard A. Swarthe, for The Park of Edgewater, Inc., owner (Edgewater Volunteer Hose No. 1, Inc., lessee), filed November 20, 1947, an application for permission to erect a building in the bed of a mapped street pursuant to Section 35 of the General City Law affecting east side of Blair avenue, 167 ft. south of Shore drive (Bed of Blair avenue); (Block 5516, Lot 101), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1947, on Alt. Applic. 845-47, reads:

"1. No building permitted in the bed of mapped streets, as per General City Law, Article 3, Section 35." and

WHEREAS, the applicant states the building is two stories (25 ft.) in height; 84 ft. by 105 ft. in area at 1st floor; 48 ft. by 89 ft. in area, at typical floor, of Class 3 construction; erected 1860 and 1928; located on a lot 84 ft. by 105 ft. in area, in an unrestricted use A area, Class 1½ height district and used and occupied since 1923: cellar, storage; 1st floor, meeting rooms and fire truck garage, 40 persons; 2nd floor, meeting rooms, 20 persons. No change in use or occupancy is proposed; and

WHEREAS, the applicant states that Edgewater Park, comprising about 56 acres is owned by the Park of Edgewater, Inc., since 1923; that all existing streets, street illumination, domestic water supply and sewage in the park are owned and operated by owner; that fire hydrants and water mains serving the hydrants are owned and maintained by the city; that there are 640 bungalows in the park; that to safeguard life and property in the park the voluntary fire fighting organization was formed; that it has been quartered since 1923 in this building; that the building is two stories, consisting of stone walls, wood floor joists, wood rafters, wood stud partitions, surfaced with wood lath and plaster; erected in 1860; that the south side of the building is a one-story frame garage erected prior to 1923; that on the north side of the building there is a one-story frame structure built under N.B. 1655-28; that in 1927 the city mapped streets in this area, thus putting the west side of the building and the garage into the bed of Blair avenue; that the existing one-story frame garage, which houses the fire trucks is dilapidated; that to protect the valuable equipment it is imperative to have the existing garage rebuilt and enlarged as indicated on plans filed with this appeal; that the owners and tenants being fully aware of the proposed encroachment upon the mapped street are relieving the city of the financial obligation entailed and will not hold the city responsible for the demolition of the proposed construction if and when the city cuts through the mapped street; that affidavits to this effect are filed with this appeal; it is therefore requested that a variance or exemption be granted pursuant to the authority vested in the Board under Section 35 of the General City Law.

Resolved, that the decision of the borough superintendent on Alt. Applic. 845-47, objection 1, dated October 21, 1947, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the construction of an addition to the fire house as proposed and as indicated on plans filed with this appeal marked "Received November 20, 1947," three sheets, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event a portion of the premises is acquired by the city for the construction of Blair avenue, the building shall be removed without expense to the city as proposed.

1066-47-A

APPLICANT—Samuel Cohen, for Mid-Town East Side Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—207-211 East 37th street, north side, 105 ft. east of 3rd avenue (5th floor); (Block 918, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (1066-47-A)

WHEREAS, Samuel Cohen, for Mid-Town East Side Corporation, owner, filed December 12, 1947, an appeal from a decision of the borough superintendent, affecting premises 207-211 East 37th street, north side, 105 ft. east of 3rd avenue (5th floor); (Block 918, Lot 7), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1947, on amendment to Alt. Applic. 1618-47, reads:

"1 & 2. Proposed extension contrary to C26-254 Adm. Code also Sec. 270 (1) Labor Law." and

WHEREAS, the applicant states that the building will be 5 stories (60 ft.) in height, 75 ft. by 98 ft. in area, of Class 3 construction, constructed on a lot 75 ft. by 106 ft. 6½ in. in area, in an unrestricted use, B area and Class 1½ height district; that the existing building known as 207 East 37th street was used and occupied as follows: basement, storage; 1st floor, store; 2nd to 5th floors, old law tenement; that the existing building at 209-11 East 37th street was used and occupied as follows: basement, storage; 1st floor, stores; 2nd, 3rd, 4th and 5th floors, storage and factory, now vacant; that the combined building at 207-211 East 37th street will be used and occupied after alteration as follows: basement, storage, 2 persons; 1st floor, truck delivery and storage, 30 persons; 2nd to 5th floors, factory and offices, 30 persons each; that the building will be equipped with an approved interior fire alarm system and monthly fire drills will be maintained; that the building will be equipped with one 3 ft. 8 in. wide iron stairs, brick enclosed, equipped with fireproof self-closing doors, leading from the roof bulkhead, directly to the street and will have horizontal egress to the adjoining building to the east, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the purpose of this appeal is to permit the use of the fifth floor for factory and offices and to permit the extension of the floor area on the 5th floor of 207 East 37th street over the space now used as an east court for such building; that the building was erected in 1886 for stores and tenement and has been vacant for about eight years; that the proposed alteration will consist of removing the wooden non-fire retarding stairway and construct a new 3 ft. 8 in. incombustible stairway from the street to the roof in the east court, to enclose in brick walls, to construct new openings in the east wall of 207 East 37th street combining it with the adjoining building under the same ownership, which is also five stories in height, providing access to the fireproof enclosed stairway through this adjoining building 209-211 to the next adjoining building to the east, constructing an elevator, to reinforce the floor beams to increase the liveload to 120 lbs. per sq. ft., to replace defective portions of walls and to install a fire alarm system; that approval of this work has been given by the borough superintendent under Alt. 1618-47, except the use of the 5th floor for factory and offices; that to be required to leave the fifth floor vacant would be a waste of much needed space and a hardship for the owner, since it would reduce his rental income by 20% and thus jeopardize his ability to meet the costs of construction and taxes; that the proposed improvements of this building will

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improve the neighborhood, since the building has been vacant for over eight years and is in bad condition, due to vandalism; that the building was erected prior to 1913 and the proposed factory use on the fifth floor is therefore not in conflict with section 271 of the Labor Law; that the extension of the building referred to in the borough superintendent's objection actually is the utilization of the space of the narrow court on the fifth floor only as indicated on plans; that the additional floor space thus gained will be only 90 sq. ft. on the fifth floor; that the court below the fifth floor will remain and since it is not needed for light and ventilation, the windows will be bricked up; that this additional space is required by the prospective tenant on the fifth floor, where he will occupy the fifth floor of the combined buildings with a total of ten persons in 207 East 37th street and a combined occupancy of 30 persons on the fifth floor throughout 207 and 209-211 East 37th street; and

WHEREAS, 209-211 East 37th street was the subject of a variance under Cal. 37-26-S, relating to item 1 of Order 83008-LD issued by the fire commissioner July 18, 1925 and Order 83009-LD issued by the fire commissioner July 18, 1925, item 1, relating to the interior stairway, substandard fire escape, etc.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on amendment to Alt. Applic. 1618-47, objection 1 and 2, and that the appeal be and it hereby is *granted* to permit the occupancy as proposed on the fifth floor of the building, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height of area; that all windows on the lot line court to the west for the full height of the building shall be made fireproof and self-closing; that the space at the fifth floor level over the former lot line court to the east may be floored over and the walls removed above the fifth floor and that below the fifth floor, the walls may be retained, provided floor construction is provided at each floor level across the lot line court and the wide pier between the two windows shall be removed and the windows and such pier space carried down to floor level; that this applies to the light court to the west, both to the south and north of the proposed stair; that the requirements of the resolution adopted by the Board under Cal. 37-26-S affecting the building at 209-211 East 37th street may be disregarded, provided the exits from such building are made to comply with the requirements of all laws applicable thereto; that the arrangement as shown on revised plans marked "Received January 20, 1948" showing the existing conditions as to 207, 209-211 and 215 and as approved by the borough superintendent shall be complied with; that a fire alarm shall be maintained as well as fire drills throughout the building.

1096-47-A

APPLICANT—Jacob Fisher, for Frederick F. Lowenfels & Son, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-18 Jay street, south side, 75 ft. 10 in. west of Staple street (Block 143, Lot 23), Borough Manhattan.

APPEARANCES—

For Applicant: Jacob Fisher and Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy.....	3
Negative	0
Absent: Commissioner Blum	1

THE RESOLUTION (1096-47-A)

WHEREAS, Jacob Fisher, for Frederick F. Lowenfels & Son, owner, filed December 19, 1947, an appeal from a de-

cision of the borough superintendent, affecting premises 16-18 Jay street, south side, 75 ft. 10 in. west of Staple street (Block 143, Lot 23), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated December 5, 1947, reads:

"Re Application for Certificate of Occupancy Alteration 794-1947

Relative to your application for a certificate of occupancy, please be advised that although all work has been completed in accordance with the approved alteration application, a certificate cannot be issued, due to an amendment to Sec. 271 of the Labor Law, effective July 1, 1947, which prohibits fire escapes from being accepted as exits in factory buildings exceeding five stories in height."

and

WHEREAS, the applicant states the building is six stories (70 ft.) in height, 50 ft. by 89 ft. in area at 1st floor, 50 ft. by 82 ft. in area at typical floor, of Class 3 construction, located in an unrestricted use, A area and Class 2 height district, erected in 1907, used and occupied since 1913, as follows: Cellar, storage and boiler-room; 1st floor, store and offices, 15 persons; 2nd floor, factory butter printing, 5 persons; 3rd and 4th floors, storage, butter printing factory, office, 2 persons per floor; 5th, 6th floors, storage, food processing, 2 persons per floor; that no change in use is proposed; that the occupancy will be 3 persons in the cellar, 15 on the 1st floor, 14 on the 2nd, 2 on the 3rd, 2 on the 4th, 4 on the 5th and 3 on the 6th; that the building is equipped with two 3 ft. wide wood stairs, fire-retarded enclosed, equipped with fireproof, self-closing doors leading directly to the street and provided with a ladder and scuttle to the roof and one fire escape at front, extending to the roof by ladder and to the street by stairs; that windows and doors on the course of the fire escape are fireproof, self-closing; that there is no safe egress from the roof; and

WHEREAS, the applicant contends that the exits consist of one interior stairway, enclosed in wood board partitions and one interior stairway 3 ft. wide, enclosed in fire-retarded partitions extending from the street to the roof by a ladder and scuttle and a Labor Law fire escape at the front of the building, all as approved May 6, 1947, under Alt. 794-47; that under this alteration, the exit facilities were improved by the enclosure of one interior stairway with new fire-retarded partition, with wire lath and cement plaster on both sides and new 1-hour fireproof self-closing doors on all floors and by the installation of an iron ladder to a scuttle in the roof within stair enclosure and all windows on the course of the fire escape are made fireproof, self-closing; that new fireproof self-closing exit doors were provided and a new counterbalanced stair from lowest fire escape balcony and a ladder to the roof from the top balcony of the fire escape were provided; that the fire escape balcony railings were increased to 4 ft. 6 in. in height and all work completed to the satisfaction of the borough superintendent; that to be required to revise exit facilities at this time would constitute a hardship to the owner and the tenants; that during the progress of the alteration, the owner was not notified of the changes in the exit requirements under Section 271 of the Labor Law, which became effective July 1, 1947; therefore, the owner in good faith completed the work called for in Alt. 794-47 at considerable expense and to the satisfaction of the Dept. of Housing and Buildings; it is therefore requested the Board accept the Labor Law fire escape at the front of the building as a second means of egress, as approved by the borough superintendent under Alt. 794-47.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent dated December 5, 1947 as to application for a certificate of occupancy under Alt. Applic. 794-47, and that the appeal be and it hereby is *granted* to permit the continuance of the fire escape as proposed and as previously approved under Alt. 794-47 prior to the effective date of the amendment of section 271 of the Labor Law, *on condition* that in all other

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respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the arrangement of exits and fire escapes shall be as indicated on plans filed with this appeal marked "Received December 19, 1947," four sheets.

102-42-S

APPLICANT—Gotham Aseptic Laboratories, lessee, for Bernadel Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner; (previously granted on condition for temporary term).

PREMISES AFFECTED—40-09 21st street, east side, 58.22 ft. south of 40th avenue (Block 410, Lot 9), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levin.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (102-42-S)

WHEREAS, this application from decisions of the borough superintendent, affecting premises 40-09 21st street, east side, 58.22 ft. south of 40th avenue (Block 410, Lot 9), Long Island City, Borough of Queens, was granted by the Board on October 27, 1942, on certain conditions; and

WHEREAS, the term of variance, relative to the removal of wood partitions, was extended on June 26, 1945 and May 27, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the applicant states that all work has been done except the partitions on the first floor which were required by resolution of the Board on May 27, 1947 to be removed within six (6) months.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 27, 1942, only in so far as it has reference to the time within which the partitions on the first floor shall be removed or replaced so that as amended, this portion of the resolution shall read:

"... within one (1) year from the date of this amended resolution (Misc. Applic. 402-41)."

285-43-A

APPLICANT—Plough Sales Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the fire commissioner re packaging of inflammable mixture known as "Mufti-Dry Cleaner" in 2 oz., 6 oz., and 12 oz., glass bottles (capacity of same not in conformity with Administrative Code Specifications); (previously granted on condition for temporary period).

APPEARANCES—

For Applicant: Charles S. Drane.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (285-43-A)

WHEREAS, Plough, Inc., owner, filed on June 10, 1943, an appeal from a decision of the fire commissioner relating

to the packaging of Mufti Dry Cleaner in glass bottles; and WHEREAS, this appeal was granted by the Board on September 28, 1943, on certain conditions, for a term of six (6) months; and

WHEREAS, the term of variance was extended from time to time, the last extension having been granted on March 25, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on September 28, 1943, as amended through March 25, 1947, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"... for a term of six (6) months from the date of this amended resolution."

864-47-A

APPLICANT—Marlo and Luongo, for Hunt Silver Co., Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—146 and 148 West 22nd street, south side, 258 ft. 4 in. east of 7th avenue (Block 797, Lot 68), Borough of Manhattan.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3

Negative 0

Absent: Commissioner Blum 1

380-47-A

APPLICANT—General Switch Corp., lessee, for Romulus Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—45-53 Roebling street and 238-248 North 9th street, southeast corner (2nd floor); (Block 2314, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerome Voletsky.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over, date to be determined at the time hearing is set for Cal. 658-42-A, Vol. 2.

839-47-A

APPLICANT—Robert Gottlieb, for Ruth Leasing Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald Levy and Jack Brause.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 27, 1948 at 2 P.M., for inspection by Committee of Board.

887-47-A

APPLICANT—John V. Bell, adjoining property owner, for Frank Cravotta and Cataldo Trubia, owners of premises.

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SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy.
PREMISES AFFECTED—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John V. Bell.
For Opposition: Morris H. Schneider.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 2 P.M., at request of applicant.

971-47-A

APPLICANT—Charles P. Rogers & Co., Inc., lessee, for Goard Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1757 2nd avenue and 233-245 east 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Sims Read.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to February 10, 1948 at 2 P.M., for inspection by Committee and decision by Board. Hearing closed.

986-47-A

APPLICANT—Robert A. Shaw, adjoining owner.

OWNERS OF PREMISES: Vincent Pallazzo and Tessie Pallazzo (Jacob Bakst, lessee).

SUBJECT—Appeal from a decision of the borough superintendent—re revocation of Alt. 983-47.

PREMISES AFFECTED—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Clarence F. Corner.
For Opposition: Alfred A. Lama and Jacob Jankovitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 2 P.M., for further consideration.

ZONING APPLICATIONS

694-28-BZ

APPLICANT—Charles M. Spindler, for estate of Pietro DiMaio, Inc., and Edmond Barsley, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, the extension of an existing gasoline service station, to include lubritorium, auto laundry, office and accessory sales, for a term of years.

PREMISES AFFECTED—82-01 to 82-13 Queens boulevard and 82-16 to 82-30 51st avenue, northeast corner (Block 1542, Lots 1 and 4), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (694-28-BZ)

WHEREAS, this application under the zoning resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 82 Queens boulevard and 87-19 Maurice avenue, northeast corner, Elmhurst, Borough of Queens, was denied by the Board on January 22, 1929; and

WHEREAS, the applicant requested reopening of this application and consideration of a new proposal under sections, 7a, 7c and 21 of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station to include lubritorium, auto laundry, office and accessory sales, previously denied by the Board as to lot 1, premises 82-01 to 82-13 Queens boulevard, and 82-16 to 82-30 51st avenue, northeast corner (Block 1542, Lots 1 and 4), Elmhurst, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on March 18, 1947, subject to usual procedure, and the latter application was granted by the Board on May 13, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained, that all work shall be completed within one (1) year from the date of this amended resolution (N.B. 170-47)."

116-33-BZ

APPLICANT—Sheridan Square Trucking Co., for Katherine Alberti, owner (Motor Haulage Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a business use district, the extension of an existing garage for more than five motor vehicles (pleasure cars) and 15 trucks in the ownership and control of the owner (granted by the board under Cal. 304-30-BZ).

PREMISES AFFECTED—50-56 Downing street and 214-218 West Houston street, north side, 159 ft. 6¾ in. east of Varick street (Block 528, Lots 13, 28, 29, 30 and 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Rose A. Alberti.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (116-33-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, permitting in a business use district, the extension of an existing garage for more than five motor vehicles (previously granted by the Board under Cal. 304-30-BZ) affecting premises 50-56 Downing street and 214-218 West Houston street, north side, 159 ft. 6¾ in. east of Varick street (Block 528, Lots 13, 28, 29, 30 and 31), Borough of Manhattan, was granted by the Board on April 10, 1934, on certain conditions, resolution amended on October 6, 1936, March 16, 1943 and May 9, 1944; and

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WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 10, 1934, as amended May 9, 1944, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"... that in addition to the use heretofore permitted, the premises may also be used by a trucking concern for the storage of more than five (5) trucks for a term of five (5) years from the date of this *amended* resolution and that the certificate of occupancy shall be amended to include this temporary use."

84-34-BZ

APPLICANT—Adolph Goldberg, for The Lincoln Savings Bank of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to obtain permits and complete work—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district, the extension of an existing commercial building (bank); using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—7419-7427 5th avenue and 501-509 Bay Ridge parkway, northeast corner (Block 5931, Lots 1, 3 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Goldberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (84-34-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in business and partly in residence use districts, the erection and maintenance of a business building (bank); premises: 7423-7427 Fifth Avenue, northeast corner of Bay Ridge parkway (Block 5931, Lots 1, 2 and 85), Borough of Brooklyn, was granted by the Board on May 22, 1934, on certain conditions; and

WHEREAS, the resolution was amended on June 25, 1946 and January 21, 1947; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 21, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved and all permits have been obtained and contract has been awarded, that all work shall be completed within one (1) year from the date of this *amended* resolution."

328-35-BZ

APPLICANT—Sundell and Hartman, for N.B.P. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles for a temporary term.

PREMISES AFFECTED—922 Westchester avenue, 918 Rogers place, southeast corner and 909-923 East 163rd street (Block 2697, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: S. Howard Sundell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (328-35-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 922 Westchester avenue, 918 Rogers place, southeast corner and 909-923 East 163rd street (Block 2697, Lot 35), Borough of The Bronx, was granted by the Board on March 31, 1936, on certain conditions; and

WHEREAS, the resolution was amended on April 28, 1936 and September 14, 1937 and the term of variance was extended on March 15, 1938, February 20, 1940, February 10, 1942, February 8, 1944 and February 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the N.B.P. Realty Corporation, 921 East 162nd street, New York, N. Y., is the new owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1936, as amended through February 5, 1946, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"*Granted* under Section 7h for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the conditions of the resolution of February 5, 1946, shall be complied with and that a certificate of occupancy shall be obtained."

503-38-BZ

APPLICANT—Henry Nordheim, for Miriam Osborn Memorial Home Association, Inc., Mary T. Howard, Mary Cory and Gertrude Hughes, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on conditions 7c and 7h of the zoning resolution, permitting partly in an unrestricted use district and partly in a business use district, the parking and storage of more than five motor vehicles for a term of two years.

PREMISES AFFECTED—2327-2331 Bathgate avenue, west side, 25 ft. south of East 185th street and 2326-2330 Bassford avenue (Block 3053, Lots 28, 31, 32 and 49), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3

Negative 0

Absent: Commissioner Blum 1

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THE RESOLUTION (503-38-BZ)

WHEREAS, this application under section 7c and 7h of the building zone resolution, to permit partly in an unrestricted use and partly in a business use district, for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 2327-2331 Bathgate avenue, west side, 25 ft. south of East 185th street and 2326-2330 Bassford avenue (Block No. 3053, Lots Nos. 28, 31, 32 and 49), Borough of The Bronx, was granted by the Board September 12, 1939, on certain conditions; and

WHEREAS, the term of variance was extended on September 16, 1941 and January 22, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 12, 1939, as amended through January 22, 1946, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles *on condition* . . . and that other than as herein *amended*, the provisions of the resolution of September 12, 1939 shall be complied with; that a certificate of occupancy shall be obtained."

459-39-BZ

APPLICANT—Lama and Proskauer, for Leon K. Rockmore, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—505-509 Utica avenue, east side, 140 ft. north of Rutland road (Block 4591, Lot 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy. . . . 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (459-39-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 505-509 Utica avenue, east side, 140 ft. north of Rutland road (Block 4591, Lot 51), Borough of Brooklyn, was granted by the Board on January 3, 1940, on certain conditions, the term of variance extended on January 13, 1942, January 18, 1944 and January 8, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 3, 1940, as amended through January 8, 1946, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the provisions of the resolution of January 3, 1940 shall be complied with; that a certificate of occupancy shall be obtained."

806-40-BZ

APPLICANT—Arthur H. Haaren, for Edlar Realty Corp., owner (Cogat Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a business use district, the extension of a gasoline service station use, to include the parking and storage of more than five motor vehicles for a temporary term.

PREMISES AFFECTED—4566 Broadway and 2 Nagle avenue, northeast corner (Block 2172, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: James Coker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Assistant Chief Hennessy. . . . 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (806-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station use to include the parking and storage of more than five motor vehicles for a temporary term, affecting premises 4566 Broadway and 2 Nagle avenue, northeast corner (Block 2172, Lot 1), Borough of Manhattan, was granted by the Board March 18, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 24, 1942, time and term of variance extended on March 16, 1943, time extended on March 7, 1944, time and term of variance extended on January 23, 1945 and January 21, 1947, and time extended on January 15, 1946; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 18, 1941, as amended through January 21, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

" . . . that in view of statement by applicant that a portion of the work has been done, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

333-41-BZ

APPLICANT—Lama and Proskauer, for Philip and Josephine Cuillo, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7h of the zoning resolution, for a term of two years, the parking and storage of more than five motor vehicles and the use of an existing building as a garage for five motor vehicles.

PREMISES AFFECTED—299-303 McDougal street, north side, 100 ft. west of Stone avenue (Block 1528, Lots 49 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (333-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than five (5) motor vehicles and the use of an existing building as a garage for five motor vehicles, affecting premises 299-303 McDougal street, north side, 100 ft. west of Stone avenue (Block 1528, Lots 49 and 52), Borough of Brooklyn, was granted by the Board on January 6, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on January 15, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 6, 1942, as amended through January 15, 1946, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"*Granted* under section 7f to permit the existing five car garage on lot 49, and under section 7h to permit the balance of lot 49 to be occupied for the parking and storage of more than five (5) motor vehicles, for a term of two (2) years from the date of this *amended* resolution, *on condition* . . . and that other than as herein *amended*, the provisions of the resolution of January 6, 1942, as amended through January 15, 1946, shall be complied with; that a certificate of occupancy shall be obtained."

474-41-BZ

APPLICANT—Standard Oil Company of New Jersey, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—96-02 Corona avenue and 49-01 Junction boulevard, southeast corner (Block 999, Lot 1), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (474-41-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of an accessory building on a gasoline service station, affecting premises 96-02 Corona avenue and 49-01 Junction boulevard, southeast corner (Block 999, Lot 1), Corona, Borough of Queens, was granted by the Board on December 2, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work, was extended on December 15, 1942, December 21, 1943, December 12, 1944, December 18, 1945 and January 14, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose; and

WHEREAS, the Standard Oil Company of New Jersey is the new owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1941, as amended through January 14, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

" . . . that in view of statement by applicant that all plans have been filed with the borough superintendent and have been approved, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 7867-40)."

493-41-BZ

APPLICANT—Standard Oil Company of New Jersey, owner.

SUBJECT—Application for consideration—reopening and extension of time to obtain permits and complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business district, the erection and maintenance of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—2322-2326 1st avenue and 401 East 119th street, northeast corner (Block 1807, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (493-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of an accessory building on an existing gasoline service station, affecting premises 2322-2326 First avenue and 401 East 119th street, northeast corner (Block 1807, Lot 1), Borough of Manhattan, was granted by the Board on September 30, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work, was extended on October 27, 1942, November 9, 1943, November 28, 1944, December 18, 1945 and January 14, 1947; and

WHEREAS, the applicant requested a further extension of the time for such similar purpose; and

WHEREAS, the Standard Oil Company of New Jersey is the new owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 30, 1941, as amended through January 14, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

" . . . that in view of statement by applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

619-41-BZ

APPLICANT—Standard Oil Company of New Jersey, owner.

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SUBJECT—Application for consideration—reopening—amendment of resolution and extension of time to obtain permits and complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the alteration of an existing gasoline service station and the erection of a new accessory building.
PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (619-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the alteration of an existing gasoline service station and the erection of a new accessory building, affecting premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens, was granted by the Board on December 16, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work, was extended on December 15, 1942, December 21, 1943, December 12, 1944, December 18, 1945 and January 14, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work, and an amendment to the resolution.

WHEREAS, the Standard Oil Company of New Jersey is the new owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1941, only so far as it has reference to obtaining permits and completion of work, and to amend as to size of the building, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 3566-41)."

Resolved further, that the revised plans marked "Received January 16, 1948," 3 sheets, showing enlargement of accessory building as to length and depth may be accepted as to size and arrangement of the accessory building in lieu of plans approved on May 4, 1942, as in compliance with the resolution adopted December 16, 1941, provided that in all other respects, the work is completed in accordance with such approved plans.

569-43-BZ

APPLICANT—Lama and Proskauer, for Rose Bennett, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—520-522 Lefferts avenue, south side, 254 ft. 6 in. west of Kingston avenue and 571 East New York avenue (Block 1332, Lot 27 and part of Lot 87), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (569-43-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 520-522 Lefferts avenue, south side, 254 ft. 6 in. west of Kingston avenue and 571 East New York avenue (Block 1332, Lot 27 and part of Lot 87), Borough of Brooklyn, was granted by the Board on January 18, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on January 15, 1946, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1944, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"*Granted* under Section 7h for a term of two (2) years from the date of this *amended* resolution to permit . . . and that other than as herein *amended*, the conditions of the resolution of January 18, 1944, shall be complied with and that a certificate of occupancy shall be obtained."

454-44-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubritorium and auto laundry.

PREMISES AFFECTED—3143-3161 Atlantic avenue and 248-262 Norwood avenue, northwest corner (Block 3960, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (454-44-BZ)

WHEREAS, this application under Section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubritorium and auto laundry, affecting premises 3143-3161 Atlantic avenue and 248-262 Norwood avenue, northwest corner (Block 3960, Lot 58), Borough of Brooklyn, was granted by the Board on December 19, 1944, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved on July 3, 1945; and

WHEREAS, time to obtain permits and complete the work was extended on June 11, 1946 and July 8, 1947; and

WHEREAS, the applicant requested a further extension of time to complete the work; and

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WHEREAS, the Socony-Vacuum Oil Company, Inc., is the new owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1944, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved and all permits obtained and that the work is about 90% completed, that all work shall be completed within six (6) months from the date of this *amended* resolution."

175-45-BZ

APPLICANT—Joseph Lau, for William G. Stroh, owner.
SUBJECT—Application for consideration—reopening re new proposal and extension of use and time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension of a business use now existing on the 1st story, to the 2nd story.

PREMISES AFFECTED—403-405 East Houston street and 126-128 Sheriff street, southeast corner (Block 335, Lots 10, 11 and 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and William G. Stroh.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Volume 1—Application reopened and time extended. Volume 2—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (175-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension of a business use, now existing on the 1st story to the 2nd story, affecting premises 403 East Houston street and 126-128 Sheriff street, southeast corner (Block 335, Lots 10 and 11), Borough of Manhattan was granted by the Board on July 24, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 24, 1946, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 24, 1945, as amended September 24, 1946, only in so far as it has reference to the time within which to complete the work, so that as amended, this portion of the resolution shall read:

"... that in view of the statement by the owner that plans have been approved and a portion of the work done, all permits shall be obtained and all work completed within one (1) year from date of this *amended* resolution."

106-46-BZ

APPLICANT—Charles M. Spindler, for Joseph Rodkin, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station with accessory uses.

PREMISES AFFECTED—2413-2425 Flatbush avenue and 5102-5112 Avenue T, southeast corner (Block 8543, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (106-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station with accessory uses, affecting premises 2413-2425 Flatbush avenue and 5102-5112 Avenue T, southeast corner (Block 8543, Lot 34), Borough of Brooklyn, was granted by the Board on April 30, 1946, on certain conditions; and

WHEREAS, plans submitted by the applicant were approved by the Board, on January 14, 1947, as being in substantial compliance with the resolution of April 30, 1946; and

WHEREAS, the applicant requested an extension of time in which to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1946, as amended through January 14, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained, that all work shall be completed within one (1) year from the date of this *amended* resolution."

801-46-BZ

APPLICANT—Charles M. Spindler, for Theresa Romano, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a term of ten (10) years.

PREMISES AFFECTED—72-01 to 7209 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner (Block 2843, Lots 45 and 52), Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (801-46-BZ)

WHEREAS, this application under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a term of ten (10) years, affecting premises 72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner (Block 2843, Lots 45 and 52), Middle Village, Borough of Queens, was granted by the Board on January 14, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1947,

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only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

" . . . that in view of statement by applicant that all permits have been obtained and construction of work is now under way, that all work shall be completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 8941-46)."

291-47-BZ

APPLICANT—Lama and Proskauer, for George Angelastro, owner.

SUBJECT—Application for consideration—reopening and extension of time to obtain permits and complete work—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change of occupancy from garage for four (4) trucks, greasing, battery service and auto laundry, to motor vehicle repair shop, brake testing, machine shop and lubritorium.

PREMISES AFFECTED—519-521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Assistant Chief Hennessy 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (291-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for four (4) trucks, greasing, battery service and auto laundry to motor vehicle repair shop, brake testing, machine shop and lubritorium, affecting premises 519 to 521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn, was granted by the Board on October 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 15, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within four (4) months from the date of this *amended* resolution."

451-47-BZ

APPLICANT—Charles M. Spindler, for Joseph Manfredonio, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from hand laundry and accessory dry cleaning department, to wet wash laundry and dry cleaning.

PREMISES AFFECTED—944-946 (942-944 displayed) 40th street, south side, 46 ft. 1 in. west of New Utrecht avenue (Block 5586, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Assistant Chief Hennessy 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (451-47-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a business use district, the change of occupancy from hand laundry and accessory department for dry cleaning to wet wash laundry and dry cleaning, affecting premises 944 to 946 40th street (942-944 displayed), south side, 46 ft. 1 in. west of New Utrecht avenue (Block 5586, Lot 25), Borough of Brooklyn, was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

860-40-BZ

APPLICANT—Andrew J. Marjey, for Fairtown Construction Corp., owner.

SUBJECT—Application reopened March 19, 1946—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, D and E area district, the erection and maintenance of a business building covering a greater area of that portion of the plot within the E area district than permitted, and the omission of the required setback within the E area district and the use of portion of the building (cellar) as a garage for more than five motor vehicles.

PREMISES AFFECTED—77-40 to 77-68 Vleigh place, northwest corner of 78th avenue (Block 6608, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Assistant Chief Hennessy 3

Negative 0

Absent: Commissioner Blum 1

833-27-BZ

APPLICANT—Seelig and Finkelstein, for The Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application for consideration—reopening to consider additional proposal—re Application (decision of the superintendent of buildings) previously granted on condition, under section 21 of the zoning resolution, permitting in an E area, residence use district, the erection and maintenance of a building less than ten (10) ft. from the street line and to occupy more than 50% of the area of the lot, and also provided with a rear yard of less area than required by the zoning resolution.

PREMISES AFFECTED—1202-1218 Avenue P and 1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Irving Seelig.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to
usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

53-31-BZ

APPLICANT—Lama and Proskauer, for Lester Jacobs,
owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete work—re Application
(decision of the borough superintendent) previously
granted on condition, under section 7f of the zoning
resolution, permitting in a residence and business
use district, for a term of ten (10) years, the re-
erection of a gasoline service station.

PREMISES AFFECTED—301-331 West 230th street,
northeast corner of Irwin avenue (Block 3406A,
Lot 54), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn in
view of action of Board on November 25, 1947.

THE VOTE TO WITHDRAW REQUEST TO RE-
OPEN—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

120-33-BZ

APPLICANT—Daniel Santoro, for Robert A. Stella,
owner.

SUBJECT—Application for consideration—reopening and
extension of use—re Application (decision of the
borough superintendent) previously granted on con-
dition, under section 7f of the zoning resolution,
permitting in a business use district, for a term of
two (2) years, the erection and maintenance of a
motor vehicle repair shop and a gasoline service
station.

PREMISES AFFECTED—2030 Hylan boulevard, south-
west corner of Hamden avenue (Block 3688, Lot 9),
Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to
usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

235-35-BZ

APPLICANT—Lama and Proskauer, for Jacob Levy,
owner.

SUBJECT—Application for consideration—reopening (de-
cision of the borough superintendent) under sec-
tions 7c and 21 of the zoning resolution, to permit
in a retail use district, the extension of an existing
gasoline service station, to include auto laundry,
lubratorium, machine shop, auto repair shop and
storage of less than five cars (previously denied
under section 21 of the zoning resolution re inclu-
sion of repair shop).

PREMISES AFFECTED—158-01 Rockaway boulevard and
165-02 to 165-10 144th avenue, southeast corner
(Block 13270, Lot 69), South Jamaica, Borough of
Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopen, subject to
usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

589-38-BZ

APPLICANT—Abraham L. Hyman, for 865 Realty Corp.,
owner.

SUBJECT—Application for consideration—reopening and
extension of term of variance—re Application (de-
cision of the borough superintendent) previously
granted on condition, under section 7h of the zoning
resolution, permitting in a retail use district, the
parking and storage of more than five motor ve-
hicles for a temporary term.

PREMISES AFFECTED—303 West 51st street, north
side, 58 ft. 10½ in. west of 8th avenue (Block
1042, Lots 29, 30, 30½, 31, 32, 33, 33½ and 34),
Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham L. Hyman.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and set for
hearing on February 17, 1948 at 10 A. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening and
amendment of resolution—re Application (decision
of the borough superintendent) previously granted
on condition, under sections 7a, 7c and 21 of the
zoning resolution, permitting in residence, business
and unrestricted use, D area districts, the extension
of a business use (stores) into a residence district,
location of boiler house in residence district and
location of gasoline service station in business use
district.

PREMISES AFFECTED—Blocks bounded by 73rd ave-
nue, 185th street, Horace Harding boulevard and
Peck avenue (Fresh Meadow Houses); (Blocks
5712-5716, 7075-7077, 7080-7082, 7092-7094, 7098-
7105, 7114-7122, 5723 and 7138-7146), Flushing,
Borough of Queens.

APPEARANCES—

For Applicant: O. L. Nelson and Perry C. Smith.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and set for
hearing on February 17, 1948 at 10 A. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

(Remaining minutes will be printed in the Bulletin of
February 3, 1948).

PUBLIC HEARING

PROPOSED RULES GOVERNING DRY CLEANING AS AN ACCESSORY TO THE PRINCIPAL USE IN BUSINESS DISTRICTS AS PERMITTED PURSUANT TO ARTICLE II, SECTION 4(a), SUB-DIVISION 11 OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTICE IS HEREBY GIVEN that a public hearing was held by the Board of Standards and Appeals on *Friday, December 5, 1947* at 10 A. M., and laid over for further hearing, to January 30, 1948, at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Governing Dry Cleaning as an Accessory to the Principal Use in Business Districts as Permitted Pursuant to Article II, Section 4(a), Sub-division II of the Zoning Resolution of the City of New York.

(958-47-SR)

HISTORY:

Prior to June 28, 1940, dry cleaning establishments were prohibited in business districts. On that date the City Planning Commission amended Subdivision 11, Section 4(a) of Article II of the Zoning Resolution so as to permit dry cleaning as an accessory to the principal use. In adopting this amendment, the City Planning Commission stated that in view of modern methods, including the use of non-inflammable liquids properly regulated, it was permitting dry cleaning operations incidental to other uses, as legitimate accessory services, but that the permitted use was to be only an incident or accessory to a permitted principal use.

Since the date of the amendment, establishments where dry cleaning is the principal use, and in many instances the sole use, have been opened in business districts, in violation of the Zoning Resolution, and to a great extent the improper and illegal interpretation of the said amendment has been erroneously based upon the character or type of the solvent used. These rules are adopted to end such abuses; to restate the intent of the amendment and to require conformance therewith.

AUTHORITY:

Section 666, Subdivision 2, Charter of the City of New York, and Section 21 of Article V of the Zoning Resolution of the City of New York.

APPLICATION OF RULES:

These rules apply to all establishments, where dry cleaning is accessory to the principal use, located in business districts pursuant to Article II, Section 4a, Subdivision 11 of the Zoning Resolution. These rules shall not be deemed to modify, alter or repeal any existing provision of law applicable to dry cleaning as a principal use; nor to supersede, interpret, affect, modify or delimit the provisions of Title C, Part I, Sections C19-1.0 to and including C19-170.0 of the Administrative Code, entitled "Fire Prevention," which refer and apply only to the matters specifically therein set forth.

ZONING RESOLUTION

Sec. 4. Business Districts. (a). In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

- (11) Dyeing or dry cleaning establishments other than establishments where dry cleaning is accessory to the principal use.

RULE 1. DEFINITION OF TERMS.

Certain words in Article II, Section 4a, Subdivision 11 of the Zoning Resolution, and used herein, are hereby defined as follows:

1.1 Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; capital letters include lower case letters and lower case letters include capital letters.

1.2 The term "dry cleaning" is the act or process of immersing in solvents, other than water, a garment, fabric, fiber, substance or article for the purpose of cleaning the same, including in addition and in connection therewith, any or all of the following acts:

- I Extraction of the solvent
- II Drying
- III Spotting
- IV Pressing and finishing

1.3 Dry cleaning shall be deemed to be a principal use when it exceeds each other use in a dry cleaning establishment:

1.4 A "dry cleaning establishment" is a place at which dry cleaning, as hereinbefore defined, is performed.

1.5 The term "establishment where dry cleaning is accessory to the principal use" is a place at which the acts or purposes specified in Subdivision 1.2 are carried on only as incidental to and in connection with a principal use.

1.6 Dry cleaning shall be deemed to be an accessory use where such use is substantially less than and incidental to the principal use.

1.7 A "solvent" is any liquid detergent other than water.

1.8 The term "extraction of the solvent" is the process of removing manually or mechanically as much of the solvent as is possible from the garment, fabric, fiber, substance or article immersed in solvents, for the purpose of dry cleaning the same.

1.9 "Drying" is the process of removing and remaining solvent, or odors and moisture thereof from a garment, fabric, fiber, substance or article which has been immersed in solvents, for the purpose of dry cleaning the same.

1.10 "Spotting" is the process of removing spots or stains from a garment, fabric, fiber, substance or article, which remain after immersion in solvents.

1.11 The term "pressing and finishing" is the process of applying steam, vapor or heat to a garment, fabric, fiber, substance or article for the purpose of restoring the same to its original form as a part of dry cleaning.

1.12 "Approved" means approval by the Board of Standards and Appeals.

RULE 2. GENERAL.

2.1 No dry cleaning unit, system, device, machinery or equipment shall be used unless approved for such use.

2.2 No solvent shall be used in any dry cleaning unit, system, device, machinery or equipment, unless the type has been approved and the flash point established, by the Board.

2.3 All units, devices, systems, machinery and equipment, that have been approved shall have permanently attached thereto a manufacturer's plate bearing the words, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number _____," together with such other data as the Board may require.

2.4 The Borough Superintendent of the Department of Housings and Buildings shall not issue a certificate of occupancy for an establishment where dry cleaning is accessory to the principal use until the applicant therefor has complied with these rules, and any certificate of occupancy issued for such use shall cover the principal use of the premises, as well as the accessory use.

PUBLIC HEARING

RULE 3. EXAMINATION AND APPROVAL OF PLANS.

3.1 Before the installation of any dry cleaning unit, system, device, machinery or equipment, specifications and plans thereof and of the premises in which such installation is proposed to be made, shall be submitted by the owner, or his agent, to the Borough Superintendent of the Department of Housings and Buildings in the borough where the premises are situated, for examination and approval.

RULE 4. INSTALLATION AND CONSTRUCTION REQUIREMENTS.

4.1 (a) Dry cleaning shall not be permitted in any premises occupied or used in part as a dwelling or place of assembly or adjoining any premises so used or occupied.

(b) Premises used as an establishment where dry cleaning is accessory to the principal use shall have two means of exit, both at the street level.

4.2 Any dry cleaning unit, device, machinery or equipment, shall be set apart in an enclosure, the walls of which shall be at all points at least eight (8) feet from the cleaning unit, system, device, machinery or equipment, or any part thereof.

4.3 The walls of the enclosure shall extend from floor to ceiling and shall be of fire resistive material and any entrance thereto shall be by a fireproof assembly approved for at least one hour fire test, the doors shall be self-closing.

4.4 In any premises used for dry cleaning a mechanical system of ventilation of sufficient capacity to insure a complete and continuous change of air, at least once every three minutes, for such rooms and enclosures where garments, fabrics, fibers, substances or articles are immersed in solvents or dried after such immersion, shall be provided; such ventilating systems shall exhaust to the outside atmosphere and the exhaust outlet shall not be closer than ten (10) feet to any opening of any building.

4.5 Heating in any premises used for dry cleaning shall be done by steam or hot water. No steam boilers, furnaces or exposed fire, nor any open electric dynamo or motor, nor any spark-emitting device shall be allowed in any enclosure or room where garments are immersed in solvents, or dried, or where such solvent is filtered,

or otherwise handled or processed. Remote control electric switch or switches shall be provided.

4.6 (a) Not more than one dry cleaning system, unit, device, machine or equipment shall be permitted to be installed in any one premises.

(b) No dry cleaning system, unit, device, machinery or equipment the full rated capacity of which is more than ten (10) pounds of materials set forth in Rule 1.2, shall be permitted in a dry cleaning establishment.

RULE 5. METHOD OF OPERATION.

5.1 The use of inflammable liquids for spotting purposes shall be limited to one quart with storage in and application from an approved safety can. The use of any inflammable solvent for brushing, scouring or scrubbing shall be prohibited. Inflammable liquids shall not be drawn or handled in the presence of open flame or fire.

5.2 All operators, helpers and others working with or near the solvent itself, or the fumes and vapors thereof, shall be informed by the employer of the hazards involved and notice, specifying such hazards and with proper instructions for safe operating methods, posted in a conspicuous place.

5.3 Persons cleaning out said operating units shall wear adequate gas masks, supplied by the employer. No cleaning out shall be done when other employees are in the same room. If, during dry cleaning operations, persons in the same building are subjected to exposure, then such cleaning out must be done after working hours.

5.4 No establishment where dry cleaning is accessory to the principal use shall accept any garment, fabric, fiber, substance or article for the purpose of cleaning the same in wholesale or bulk lot, but only from the owners thereof and at retail.

5.5 No smoking shall be permitted in any establishment where dry cleaning is accessory to the principal use and signs to that effect are to be posted conspicuously.

RULE 6. INTERPRETATION.

6.1 If any provision of these rules or the application thereof to any persons or circumstances is held invalid, the remainder of said rules and the application of such provisions to other persons or circumstances shall not be affected thereby.

PUBLIC HEARING

PROPOSED AMENDMENT TO RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

(835-38-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Tuesday afternoon February 10, 1948 at 2 P. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Amendment to Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply:

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0,h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, DRAIN COCKS FOR HOT WATER AND STEAM BOILERS and hose connections on fire fighting equipment are excepted.

(New matter in caps).

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Rules relating to Smoking in Factories, etc.

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 22, 1948, copy of petition and order of certiorari was served on the Board by Cornelius G. DeLoca, attorney for Frieda Messinger, owner, in re decision of the Board on December 9, 1947, denying under sections 7f and 7i of the building zone resolution permission to erect and maintain in a business use district a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop (application for a gas station had been previously denied); Cal. No. 379-40-BZ, Vol. II; premises 58-02 to 58-20 Broadway, 34-02 to 34-06 59th Street and 35-01 to 35-05 58th Street, Woodside, Borough of Queens.

COURT DECISIONS

Matter of Ulmer Park Realty Company vs. City of New York:—

This company instituted an action for a declaratory judgment against the City of New York, claiming that the zoning of their premises was confiscatory and deprived the owner of the beneficial use thereof. The premises consist of 23 acres of vacant land in the Gravesend section of Brooklyn, located between the Circumferential Parkway and Gravesend Bay, at 26th Avenue, and zoned mainly for residence and partly for business. At Special Term, Mr. Justice McCrate found for the plaintiff. (N.Y.L.J., Sept. 1, 1945.)

Upon an appeal, the Appellate Division reversed the Special Term, stating, in part: "... Plaintiff failed to overcome the presumption of constitutionality of the resolution. ... Proof that the property could be more profitably or more beneficially used for industrial purposes than for residence purposes is not sufficient to warrant a declaration that a zoning resolution is confiscatory and unconstitutional." (N.Y.L.J., June 25, 1946.)

Upon further review by the Court of Appeals, the decision of the Appellate Division was upheld without opinion. (N.Y.L.J., Jan. 19, 1948.)

* * *

Matter of Chapmald Realty Corp. vs. Board:—On February 11, 1947, the board denied application, under sections 7h and 21 of the building zone resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; applications in 1939, 1943 and 1946 were also previously denied; Cal. No. 982-39-BZ; premises 406-420 West 55th Street, south side, 100 ft. west of Ninth Avenue, Borough of Manhattan.

At Special Term, Supreme Court, Mr. Justice Pecora, sustained the Board in the following decision (N.Y.L.J., January 12, 1948, page 124):

By Mr. Justice Pecora

Matter of Chapmald Realty Corporation (Board of Standards and Appeals of City of N. Y. et al.)—Motion to dismiss order of certiorari and to sustain and confirm the determination of the Board of Standards and Appeals is granted. Petitioner, the owner of a vacant plot of ground on the southerly side of West Fifty-fifth street, 100 feet west of Ninth avenue, in the Borough of Manhattan, applied for a variation of the Zoning Resolution so as to permit the use of the site for the parking and storage of motor vehicles. The property is located in a residence use district under the provisions of the Zoning Resolution, in which the proposed use is prohibited. Under section 7(h) of the Zoning Resolution the board may, in appropriate cases and in harmony with the general purpose and intent of the Zoning Resolution, grant temporary and conditional permits in restricted zoned districts for the parking and storage of motor vehicles on vacant lots. Under section 21, the board may, where it appears there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provision of the Zoning Resolution, vary such provision in harmony with the general purposes and intent of such pro-

CALENDAR

vision. ¶The board denied petitioner's application in February, 1947. The argument made by respondents that the determination of the board was in effect a rehearing of a prior application and the board was therefore powerless to reverse its prior ruling in 1946, cannot be sustained. While the board has no power to open a matter and rehear it on the same facts (Hall v. Walsh, 137 Misc., 448, aff'd 221 App. Div. 756), yet upon a showing of new or different facts or conditions, the board may grant a new hearing (see Matter of Reed v. Board of Standards and Appeals, 230 App. Div. 21; Rutland Parkway v. Murdock, 241 App. Div. 762). There was a sufficient showing of additional facts to permit the board to hear the application anew. ¶However, an examination of the record before the board demonstrates that the board's action in denying the application for a variance was not arbitrary or unlawful. There was ample evidence before the board upon which to base a determination. Moreover, a personal inspection was made by the board. The board is an expert body entrusted by the Legislature to enforce the provisions of the Zoning Law. Where its conclusions are supported by the facts, the courts will not substitute their judgment for that of such a specialized board. Since I hold that the action of the board was justified, and should be sustained, the order of certiorari will be dismissed. Settle order accordingly.

In re Chapmald Realty Corp'n (Board of Standards and Appeals et al.)—I agree with petitioner that the service of a reply in this proceeding would at most be an error in form. However as stated in Davis Engineering Corp'n v. Murdock (115 N. Y. L. J., 2314, June 11, 1946): "There is no necessity or authority for a reply" in a certiorari proceeding to review a determination of the Board of Standards and Appeals instituted pursuant to the provisions of section 668e-1.0 of the Administrative Code of the City of New York. Whether the reply served herein is stricken, or is permitted to remain, does not affect the conclusion I have reached upon the main question of the validity of the board's action, which is disposed of simultaneously herewith. But for the purpose of ruling on respondents' motion, I hold that the reply here was unauthorized, and the motion to strike out the reply is granted.

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| 58-48-A | F.D. | 197-199 Clifton place, north side, 200 ft. west of Bedford avenue (1st and 2nd floors); (Block 1950, Lot 46), Borough of Brooklyn, 20780-LF and Decision. |
| 59-48-SA | | Jetronic Oil Burner, Appliance. |
| 60-48-BZ | H.B.R. | 120 Bay street, southwest corner of Slosson Terrace (Block 5, Lot 13), St. George, Borough of Richmond, B.N. 342-47. |
| 61-48-BZ | H.B.Q. | 90-37 Parsons boulevard, east side, 100 ft. north of Jamaica avenue (Block 9756, Lot 6), Jamaica, Borough of Queens, Alt. 2959-47. |
| 62-48-A | H.B.Q. | 38-10 Skillman avenue, south side, from 38th to 39th streets, 41-07 38th street and 41-08 39th street (Block 215, Lots 22, 23, 27, 31 and 32), Long Island City, Borough of Queens, N.B. 338-44. |
| 63-48-A | H.B.M. | 207 Greene street, west side, 177 ft. 6 in. south of West 3rd street (sub-cellar and 6th floor); |

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988-47-A—F.D.—Pier 7, North River (west side of West street); (Block 16, Lots 17, 18 and 19), Borough of Manhattan, 45452-LF.

110-36-SA—Mohawk Oil Burner, Models B and H (additional name Standard Oil Burner), Appliance.

340-39-SA—Spee Dee Range Connector (improved model), Appliance.

491-25-BZ—H.B.Bx.—1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx, Amendment to Alt. 463-47.

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FEBRUARY 3, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 3, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

568-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Sarah Foxon, owner, reopened July 1, 1947, under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubricatorium and motor vehicle repair shop; premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

630-47-A—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (under section 35, General City Law re bed of mapped street—15th avenue).

74-41-BZ—Application of Henry Nordheim, applicant, on behalf of 532 East 137th Street Corp., owner, reopened July 8, 1947, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory; premises 520-532 East 137th street, south side, 180 ft. west of St. Anns avenue (Block 2264, Lot 29), Borough of The Bronx.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

999-47-A—55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan.

103-37-BZ—Application of Henry C. Brucker, applicant, on behalf of Jacob Bromberg and Ethel Konimel, owners (William Petersen, lessee), reopened March 16, 1943, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board); premises 61-10 to 61-18 (2514 to 2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

922-46-BZ—Application, November 13, 1946, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Apollo Bottling Co., Inc., owner, to permit in a residence use, D area district, the

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extension of an existing building, using more than the area permitted and without the required rear yard, and the change of occupancy of second floor from dwellings to laboratory, kettle room, refrigerator room and store-room; premises 629-635 East 136th street, north side, 134 ft. west of Cypress avenue (Block 2549, Lots 56 and 58), Borough of The Bronx.

330-47-BZ—Application, April 7, 1947, under sections 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 2068 Jerome Avenue Corp., owner (Lechner Motor Car Co., lessee), to permit in a business use district, the change in occupancy from stores and supplies to motor vehicle show-room, storage and motor vehicle repair shop; premises 2070-2078 Jerome avenue, east side, 176.66 ft. north of Burnside avenue (Block 3179, Lot 8), Borough of The Bronx.

481-47-BZ—Application, May 13, 1947, under section 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Rosario Esposito, owner (George P. Kirschner, lessee), to permit in a business use district, the change of occupancy from garage for five (5) motor vehicles to motor vehicle repair shop (radiator and fender repairs) for a term of five (5) years; premises 30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn.

659-47-BZ—Application, June 27, 1947, under sections 7c and 21 of the zoning resolution, of Raymond Irrera, applicant, on behalf of Frances Tedesco, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, without the required set backs from rear and side lot lines; premises 46-02 to 46-10 244th street and 243-12 to 243-20 Alameda avenue, southwest corner (Block 8183, Lot 6), Douglaston, Borough of Queens.

850-47-BZ—Application, October 2, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rose Cardone, owner (Lustromatic Laundry Inc., lessee), to permit in a residence use district, a launderette, for a term of years; premises 101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

877-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Philip W. Haberman, Jr., applicant, on behalf of Leonard S. Gans, Alfred L. Rose and Murray M. Rosenberg, owners (Williams Auction Sales Corp., lessee), to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 1980-1998 Broadway, east side, 156-176 Columbus avenue, west side, from West 67th to West 68th streets, 101 West 67th street and 100 West 68th street (Block 1138, Lot 24), Borough of Manhattan.

835-47-BZ—Application, August 12, 1947, under sections 7c, 7i and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use, C area district, the extension to existing automobile showroom, using more than the area permitted, to be used as an automobile showroom, new and used cars, servicing of cars and motor vehicle repair shop; premises 162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and office; premises

148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

1086-47-BZ—Application, December 9, 1947, under sections 7e and 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Pan-American Iron Works, Inc., owner, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to offices, (basement and first floor) and class "A" multiple dwelling (3rd and 4th floors); premises 380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (Block 1817, Lot 101), Borough of Manhattan.

1087-47-A—380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (basement and 1st floors); (Block 1817, Lot 101), Borough of Manhattan.

1016-47-A—24-38 Columbia street and 2-26 Pacific street, southwest corner, Pier 23 foot of Pacific street (Block 287, part of Lot 68), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 3, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

918-47-A—5302-5324 2nd avenue, west side, from 53rd to 54th streets, 170 53rd street and 165 54th street (3rd floor); (Block 812, Lot 26), Borough of Brooklyn.

1018-47-A—69-103 Dobbin street and 19-37 Norman avenue, northwest corner (1st floor); (Block 2616, Lots 18 and 32), Borough of Brooklyn.

1047-47-A—46-01 21st avenue, northeast corner of 46th street (Block 772, Lot 90), Astoria, Borough of Queens.

1052-47-A—318-320 East 39th street, south side, 375 ft. west of 1st avenue (Block 944, Lot 43), Borough of Manhattan.

1072-47-A—824 Jamaica avenue, south side, 87-15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 10, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

415-41-BZ—Application of Lama and Proskauer, applicants, on behalf of L. & L. Holding Company, Inc., owner, reopened December 16, 1947, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, for a term of two (2) years, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles; premises 612-634 86th street and 1-7 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence

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use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

342-47-BZ—Application, April 17, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Pfeiffer, owner, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office; premises 1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

170-47-BZ—Application, February 26, 1947, under sections 7c and 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Fairmount Garage Corp., owner (Leumas Wares Corp., lessee), to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory; premises 1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

327-27-BZ—Application of Harry A. Yarish, applicant, on behalf of Howard Motor Sales Corp., owner, reopened November 18, 1947, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area; premises 741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

1041-46-BZ—Application, December 10, 1946, under section 7e of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence and retail use district, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of New York City Housing Authority; premises East 6th street, to East 13th street, and from Avenue D to Franklin D. Roosevelt drive (East River Drive); Jacob Riis House (Buildings 16 and 17); (Blocks 362 to 367, inclusive), Borough of Manhattan.

602-47-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of Ruth Goldner, owner (Warwick Laboratories, lessee), reopened November 5, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

676-47-BZ—Application, July 8, 1947, under section 21 of the zoning resolution, of Anthony M. DeRose, applicant, on behalf of Frismont Realty Corp., owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building using more than the permitted area; premises 2746-2752 East Tremont avenue, northwest corner of Frisby avenue (Block 3988, Lots 45, 46, 47, 50 and 51), Borough of The Bronx.

677-47-BZ—Application, July 8, 1947, under section 21 of the zoning resolution, of Anthony M. DeRose, applicant, on behalf of Frismont Realty Corp., owner, to permit in a retail use, D area district, the erection and maintenance of a building, using more than the permitted area; premises 2734-2740 East Tremont avenue, west side, 140.37 ft. north of Frisby avenue (Block 3988, Lots 37 to 42, incl.), Borough of The Bronx.

720-47-BZ—Application, July 29, 1947, under sections 7f and 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Henry M. Meyer, owner, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium; premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

935-47-BZ—Application, October 24, 1947, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mildred Burstein, owner, to permit in a residence use, F area district, the erection of a building without the required setback; premises 209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43 (formerly Lot 41), Queens Village, Borough of Queens.

945-47-BZ—Application, October 29, 1947, under section 7g of the zoning resolution, of Martin J. Kelly, Jr., applicant, on behalf of 551 West 37th Street Realty Corp., owner (Dixie Bus Depot, Inc., lessee) to permit in an unrestricted use district, the change of occupancy from private garage for five (5) buses to private garage for more than five (5) buses on a street in which there is located entrances to a public school; premises 549-553 and 555-559 West 37th street, north side, 100 ft. east of 11th avenue (Block 709, Lots 7 and 9), Borough of Manhattan.

1007-47-BZ—Application, November 19, 1947, under sections 7e and 21 of the zoning resolution, of John Burke, applicant, on behalf of Aniello and Gaetano Cavaliere, owners, to permit in a residence use district, the change in occupancy from garage for more than five (5) motor vehicles (previously granted by the Board) to soda bottling and two (2) motor trucks; premises south side of Hamilton avenue, 153 ft. 4 in. west of Hicks street (Block 513, Lot 18), Borough of Brooklyn.

1063-47-BZ—Application, December 12, 1947, under sections 7f and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Bounding Home Corp., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

2-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Monogram Realty Company, owner, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 724-738 East New York

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avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

976-47-SA—Gilbarco Calco-Meter Gasoline Dispensing Pump, No. 996.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 10, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

835-38-SR—Proposed amendment to rules relative to submerged inlets and protective methods to be applied to prevent contamination of water supply.

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

1032-47-A—184-51 Radnor road, north side, 102.30 ft. west of Chevy Chase street (cellar); (Block 7253, Lot 45), Jamaica, Borough of Queens.

1068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 17, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

548-47-BZ—Application, June 5, 1947, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

589-38-BZ—Application of Abraham L. Hyman, applicant, on behalf of 865 Realty Corp., owner, reopened January 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles; premises 303 West 51st street, north side, 58 ft. 10½ in. west of 8th avenue

(Block 1042, Lot 28½ and part of Lots 29, 30, 30½, 31, 32, 33, 33½ and 34), Borough of Manhattan.

299-47-BZ—Application of New York Life Insurance Co., applicant and owner, reopened January 20, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, location of boiler house in residence district and the location of a gasoline service station in a business use district; premises: Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716, 7075-7077, 7080-7082, 7092, 7094, 7098-7105, 7114-7122, 5723 and 7138 and 7146), Flushing, Borough of Queens.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

284-32-BZ—Application of Burke, Morrison and Green, applicants, on behalf of Joseph Frummer, owner, reopened December 2, 1947, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station (previously denied by the Board under section 21), lubritorium, auto laundry, office and accessory sales; premises 193-07 to 193-19 Crocheron avenue, 35-02 Francis Lewis boulevard, northwest corner and 193-06 to 193-18 35th avenue (Block 5313, Lots 15 and 18), Flushing, Borough of Queens.

323-41-BZ—Application of Harry A. Yarish, applicant, on behalf of Harry Gleicher, owner, reopened June 10, 1947, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 1709-1729 Surf avenue and 2931-2947 West 19th street, northeast corner (Block 7061, Lots 27, 31 and 36), Borough of Brooklyn.

385-44-BZ—Application of Irving M. Fenichel, applicant, on behalf of Staten Island Linen Supply, Inc., owner, reopened December 16, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension to existing laundry, and, also extension to existing garage for not more than five (5) motor vehicles, using more than the area permitted; premises 420 Targee street and 31-41 Roff street, northwest corner (Block 642, Lots 1, 5 and 7), Stapleton, Borough of Richmond.

431-47-BZ—Application, March 18, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Good Will Steam Laundry, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a business building, using more than the permitted area; premises 56 Grafton street, west side, 340 ft. 5 in. north of Sutter avenue (Block 3512, Lot 73), Borough of Brooklyn.

537-47-BZ—Application, May 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony and Joseph Garone, owners, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator

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repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced; premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

666-47-BZ—Application, July 2, 1947, under section 21 of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Mol-Mon Realty Co., Inc., owner, to permit in an unrestricted use, D area district, the extension to existing garage for more than five (5) motor vehicles, using more than the area permitted; premises 70-39 83rd street, east side, 355.39 ft. south of Cooper avenue, and 70-40 84th street (Block 3809, Lots 12, 55 and 60), Glendale, Borough of Queens.

684-47-BZ—Application, July 11, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium; premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

828-47-BZ—Application, September 29, 1947, under sections 7e and 7i of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Louis and Blanche Nathan, owners (Mel Chevrolet Sales Corp., lessee), to permit in a business use district, the extension to existing repair shop and auto salesroom, and the use of existing used car lot in conjunction with existing repair shop; premises 14-08 to 14-14 Far Rockaway boulevard and 13-01 Nameoke avenue (Block 23, Lots 22 and 25), Far Rockaway, Borough of Queens.

979-47-BZ—Application, November 6, 1947, under section 7i of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Herman Lieberman, owner, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop; premises 488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

15-48-BZ—Application, December 26, 1947, under sections 7f and 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Normandie Development Corp., Inc., owner, to permit in a business use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 216-224 West 58th street, south side, 211.2 ft. east of Broadway (Block 1029, Lots 43 to 46½), Borough of Manhattan.

61-48-BZ—Application, January 22, 1948, under section 7h of the zoning resolution, of John J. Gough, applicant, on behalf of City of New York, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 90-37 Parsons boulevard, east side, 100 ft. north of Jamaica avenue (Block 9756, Lot 6), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 17, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

986-47-A—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

887-47-A—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, February 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Cres-

CALENDAR

ton avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

760-41-BZ—Application of William I. Hohaus, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without

the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of January 20, 1948).

208-46-BZ

APPLICANT—Lama and Proskauer, for Fifth Improvement Corp., owner.

SUBJECT—Application for consideration—reopening and re-hearing—re Application (decision of the borough superintendent); previously denied under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a garage for more than five motor vehicles, gasoline service station, auto laundry, lubritorium, repairs and servicing, using more than the permitted area.

PREMISES AFFECTED—14-24 Avenue M and 1500-1546 McDonald avenue, southwest corner (Block 6363, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative: 0
Absent: Commissioner Blum 1

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

918-22-SA

APPLICANT—Williams Oil-O-Matic Division of Eureka Williams Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Williams Oil-O-Matic Fuel Oil Burner, Model HP-3A, (additional model).

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative: 0
Absent: Commissioner Blum 1

23-37-SA

APPLICANT—Quiet Heat Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional Model C (previously approved re Silent Heat Oil Burner, Models A, B and E).

APPEARANCES—

For Applicant: S. L. Sloan.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative: 0
Absent: Commissioner Blum 1

497-38-SA

APPLICANT—Timken Silent Automatic Division of The Timken Detroit Axle Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re Timken Wall Flame Oil Burner, Model F (previously approved).

APPEARANCES—

For Applicant: Frank M. Jordan.

ACTION OF BOARD—Application reopened, for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative: 0
Absent: Commissioner Blum 1

707-40-SM

APPLICANT—The W. S. Tyler Co., owner.

SUBJECT—Application for consideration—reopening re Tyler One and One-Half Hour Hollow Metal Fire Door (previously approved).

APPEARANCES—

For Applicant: Harry J. De Graff.

ACTION OF BOARD—Application reopened, for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative: 0
Absent: Commissioner Blum 1

MINUTES

740-46-SM

APPLICANT—Elevator Entrances, Inc., owner.

SUBJECT—Application for consideration—reopening—re Elevator Entrances, Inc., 3 Hour Test Hollow Metal Door; (previously approved).

APPEARANCES—

For Applicant: Howard W. Schwartz.

ACTION OF BOARD—Application reopened, for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

55-47-SM

APPLICANT—The Kohler Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Kohler Chromium Plated Brass Sink, Lavatory or Bath Trap, Model K-9030 (previously approved).

APPEARANCES—

For Applicant: K. Hasselbrink.

ACTION OF BOARD—Application reopened, for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Assistant Chief Hennessy..... 3
Negative 0
Absent: Commissioner Blum 1

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JANUARY 27, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy.

The minutes of the regular meetings held on Tuesday morning and afternoon, January 13, 1948, were approved as printed in the Bulletin of January 20, 1948, Vol. 33, No. 3.

ZONING APPLICATIONS

170-47-BZ

APPLICANT—Henry Nordheim, for Fairmount Garage Corp., owner (Leumas Wares Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory.

PREMISES AFFECTED—1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A.M., on request of applicant.

386-47-BZ

APPLICANT—Ernest Alicandri, for Harry A. Pollack, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) feet high wall all located in the required rear yard; and present and proposed pergolas located within required setback.

PREMISES AFFECTED—4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

410-47-BZ

APPLICANT—Lama and Proskauer, for Nicoletta Daechill, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium.

PREMISES AFFECTED—2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Vito Daechill and John Malfetto.

For Opposition: David Greenberg, Rae Ludwig, Mary Molina, G. Krepele and C. W. Richman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A.M., for an inspection by a committee of the Board. The applicant, at this hearing, amended his application to read: "... for minor repairs by hand tools only and no other type of repairing."

423-47-BZ

APPLICANT—Michael Levine, for Chester R. Thomas, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling.

PREMISES AFFECTED—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

544-47-BZ

APPLICANT—Charles M. Spindler, for Queens Hill Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted.

PREMISES AFFECTED—138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northwest corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44), Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

561-47-BZ

APPLICANT—Max Horn, for William Hassett, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted.

PREMISES AFFECTED—127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Muriel E. Spencer, Ethel Redd and Rosa Wooden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

713-47-BZ

APPLICANT—Henry George Greene, for Henry Hermann, owner (Michael Goldstein, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of existing use to permit parking and storage of more than five (5) motor vehicles on roof.

PREMISES AFFECTED—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (Block 927, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

721-47-BZ

APPLICANT—Henry George Greene, for Michael Vasti and Sol and Sadie Gross, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard.

PREMISES AFFECTED—185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A.M., on request of applicant.

756-47-BZ

APPLICANT—Max Horn, for Estate of John H. Brauer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, W. Brauer and S. Hausuer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A.M., for an inspection by a committee of the Board, and for further consideration.

760-41-BZ

APPLICANT—William I. Hohausser for Arthur Enterprises Inc., owner.

SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard.

PREMISES AFFECTED—1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A.M., on request of applicant's representative.

774-47-BZ

APPLICANT—Henry Nordheim, for Joseph Lettera, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office.

PREMISES AFFECTED—1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A.M., on request of applicant.

MINUTES

838-47-BZ

APPLICANT—Lama and Proskauer, for J. J. A. Holding Corp. and Mary A. King, owners (Claude and Mathew Pennacchia, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubricatorium, office and motor vehicle repair shop.

PREMISES AFFECTED—Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

858-47-BZ

APPLICANT—Lama and Proskauer, for Dahill Association, Inc., owner (John F. Wilson, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop.

PREMISES AFFECTED—3413-3415 Ft. Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

868-47-BZ

APPLICANT—William Burke, for Koeppel Nash, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as an automobile showroom, servicing and repairs to motor vehicles, wheel alignment, brake testing, parts department and auto laundry.

PREMISES AFFECTED—153-26 Hillside avenue, south side, 225 ft. east of 153rd street, and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

903-47-BZ

APPLICANT—Louis Canarick and Ben Skudin, lessees, for Russell Sage Foundation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years.

PREMISES AFFECTED—9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Gass.

For Opposition: Clarence Lewis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A.M., on request of applicant's representative.

980-47-BZ

APPLICANT—Elias K. Herzog, for Solomon Zweig, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments.

PREMISES AFFECTED—163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

1083-47-BZ

APPLICANT—Samuel Rosenblum, for Domestic Linen Service, Inc., and 333 East 105th Street Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry.

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Frank J. Ricca, James Tarangelo, Pasqualina Mosca, A. Cordani, L. Delardi, Elsie Livolsi and Geo. Quareter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A.M., for further consideration and for inspection by a committee of the Board.

1339-27-BZ

APPLICANT—Lama and Proskauer, for Israel Rosenblum, owner.

SUBJECT—Application reopened May 8, 1945—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium and motor vehicle repair shop.

MINUTES

PREMISES AFFECTED—1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn by applicant, without prejudice to reopening.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

604-47-BZ

APPLICANT—New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot.

PREMISES AFFECTED—Blocks bounded by 27th avenue, 8th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Housing Project); (Block 490, Lot 101), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: L. S. Joseph and J. R. Hayes.

For Opposition: A. Schulte, J. H. Schulte and Mrs. A. Draser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn on request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

151-42-BZ

APPLICANT—Samuel M. Kurtz, for Pilgrim Laundry, Inc., owner.

SUBJECT—Application reopened October 7, 1947—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of existing mezzanine.

PREMISES AFFECTED—631-649 17th street, northeast corner of 11th avenue and 1102-1138 Prospect avenue, block bounded by 17th street, 11th avenue, Prospect avenue and Terrace place (Block 5255, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel M. Kurtz and M. M. Aiken.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 0

Negative 0

THE RESOLUTION (151-42-BZ)

WHEREAS, this application under section 7c of the building zone resolution, to permit in a business use district, the extension of a laundry use into an existing 3-car garage; premises 1102-1138 Prospect avenue and 141-151 Terrace place, block bounded by 11th avenue, Prospect avenue, Terrace place and 17th street (Block No. 5255, Lot No. 1), Borough of Brooklyn, was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, Samuel M. Kurtz, for Pilgrim Laundry, Inc., owner requested reopening of this application and consideration under section 7c of the zoning resolution, to permit in a residence and business use district the extension of an existing mezzanine, affecting premises 631-649 17th street, northeast corner of 11th avenue and 1102-1138 Prospect avenue, block bounded by 17th street, 11th avenue, Prospect avenue and Terrace place, (Block 5255, Lot 1), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on October 7, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 17th street is in residence and business use, D area and Class 1 height districts; 11th avenue is in a business use, D area and Class 1 height district; Prospect avenue is in a business use, D area and Class 1 height district; and Terrace place is in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 27, 1947, re Alt. Applic. 2587-47, reads:

“Obj. 1—pending—Proposed extension of floor area for nonconforming use (Laundry) violates Art. II, Sec. 4a—Subdivision 51 Zoning Resol.”

and

WHEREAS, the applicant states that the premises consist of a plot 217 ft., 8 in. and 283 ft., 3¾ in. front by 180 ft., 4 in. and 97 ft., 10 in. in depth (irregular) on which is located a building 217 ft., 3 in. front by 80 ft., 4 in. in depth (irregular) three and four stories, 44 ft. and 58 ft. in height, of Class 3 construction, presently used as a steam laundry; that it is proposed to extend the mezzanine on the 3rd floor 16 ft. for a depth of 43 ft. (present mezzanine is 47 ft. by 43 ft. in depth); and

WHEREAS, the applicant contends that subject premises have been in continuous use as a laundry since 1910; that this use was permitted in a business district prior to June 28, 1940 and is now a legally nonconforming use based on an amendment to the Zoning Resolution effective June 28, 1940; that the proposed addition to existing mezzanine on the 3rd floor of the building on the 17th Street side is about 16 ft. by 45 ft., area approximately 680 square feet, which is about 6/10 of 1% of the 111,500 square feet of area of building now in use as a laundry; that the proposed space will be constructed wholly within the present building at the 3rd floor level and will be used for preparation for laundering which comprises: classification of articles by fabrics and color and ticketing of same; that the construction and use of this additional space will not produce noxious or offensive odors, dust, smoke, fumes, gas, steam or noise; that this additional space is necessary for the more efficient operation of the business; and

WHEREAS, the building is mainly in a business use district but part of the building in which the proposed extension of mezzanine is located is in a residence use district; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c to permit the construction of the proposed (extension to) mezzanine on the third floor as proposed and as indicated on plans filed with this application marked “Received December 5, 1947,” 2 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

MINUTES

513-47-BZ

APPLICANT—Lama and Proskauer, for Yetta Muntner, owner (Fabrikid Glove Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue.

PREMISES AFFECTED—883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway, and 834-836 Broadway (Block 1579, part of Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (513-47-BZ)

WHEREAS, Lama and Proskauer for Yetta Muntner, owner, Fabrikid Glove Company, lessee, filed May 15, 1947, an application under Section 7c of the zoning resolution, to permit in a business use district the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; affecting premises 883 to 889 Park avenue, north side, 130 ft., 9½ in. west of Broadway and 834 to 836 Broadway (Block 1579, Part of Lot 26), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 18, 1947, after due notice by publication in the Bulletin, and laid over, from time to time, to January 27, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue is in a business use, C area and Class 1 height district; Broadway is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 8, 1947, re amend to Alt. Applic. 4990-46, reads:

"1. The total floor space proposed to be used for manufacturing is in excess of the area permitted to be so used by the zoning resolution, Art. II, Sect. 4(c)." and

WHEREAS, the applicant states that the premises consist of a plot 114 ft., 3 in. frontage by 100 ft. in depth, irregular, on which are two structures, 114 ft., 3 in. front by 90 ft., 8 in. in depth, irregular, 2, 3 and 5 stories, 31 and 65 ft. in height, of Class 3 construction, presently to be used for manufacturing of gloves (25%) balance storage, each floor; that it is proposed to use the entire floor area for manufacturing on each floor of the five story structure; and

WHEREAS, the applicant contends that this structure was approved for 25% manufacturing on each floor by the Department of Housing and Buildings under Alt. Applic. #4990-46; that it is the intention of the owners to use the entire floor area for manufacturing on each floor which is approximately 80% of the floor area deducting rest rooms, stair hall enclosures, elevators, loading and unloading space; that the adjoining building, a three story building used in conjunction with the factory is used for general offices, and conforms in all respects with the zoning resolution; that this additional space requested is urgently needed for the normal expansion of business; that inasmuch as the building is existing, no possible damage can be done with the granting of this application; that the property is presently zoned as a business use district; that the building fronting on Broadway to a depth of 100 ft. is zoned as a Class 1½

district and a B area district; that the remainder of the property is zoned as a Class 1 district and C2 area; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the building is now vacant and about to be renovated for the proposed occupancy; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7c thereof, to permit the increase in the manufacturing space to be occupied on the several floors as proposed and as indicated on revised plans marked "Received December 31, 1947" 8 sheets, on condition that the amount of space to be used for manufacturing on the several floors shall not exceed the areas indicated thereon; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

751-47-BZ

APPLICANT—Robert Teichman, for Central Savings Bank, owner (Abraham Samuelson, lessee-contract purchaser).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a business building, using more than the area permitted, for a period of fifteen (15) years.

PREMISES AFFECTED—439 West 53rd street, north side, 250 ft. east of 10th avenue (Block 1063, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Robt. Teichman and H. Loewy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (751-47-BZ)

WHEREAS, Robert Teichman for Central Savings Bank, owner (Abraham Samuelson, contract purchaser and lessee) filed August 7, 1947 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a business building using more than the area permitted for a period of fifteen (15) years, affecting premises 439 West 53rd street, north side, 250 ft. east of 10th avenue (Block 1063, Lot 11), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 53rd street is in residence, retail and business use, B area and Class 1½ height districts; 10th avenue is in business and unrestricted use, B area and Class 1½ height districts; the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 8, 1947 on N.B. Applic. 147-47 reads:

"1. A business building may not be erected in a Residence Use District. Article II, para. 3 of Zoning Resolution.

MINUTES

2. A building in a Residence Use District & B area District may not cover more than 65% of the area of the lot."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft., 5 in. in depth, presently vacant; that it is proposed to erect a building 25 ft. front by 100 ft., 5 in. in depth, one story, 14 ft. in height, of Class 3 construction, to be used for business (stock, storage and office for marine hardware); and

WHEREAS, the applicant contends that the immediate neighborhood contains considerable business, manufacturing, power house, garages, gas stations, etc., with some vacant lots; that most of the property on both sides of the street contain stores on the 1st story with business conducted therein; that adjoining this property to the west is a power station of the Consolidated Edison Company; that while zoned for residence this use having been adopted in 1936, the neighborhood surrounding this property does not warrant the development of this plot with a conforming residential use; that it is requested the proposed building be permitted to cover the full area of the plot in lieu of the 65% coverage provided for and limited under the zoning resolution for a B area district, residential use; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7e, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 as to extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of fifteen (15) years to permit the construction of the building as proposed and for the use as proposed *on condition* that the building shall not exceed one story in height; that there shall be no windows constructed in the rear wall; that all loading and unloading shall be done within the premises; that no motor vehicles shall be stored within the building overnight; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

863-47-BZ

APPLICANT—Lama and Proskauer, for Max Schoenfeld, owner (Crown Beverage Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area.

PREMISES AFFECTED—429-433 Watkins street, east side, 150 ft. north of Riverdale avenue (Block 3593, Lots 7 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Max Schoenfeld and R. Schoenfeld.

For Opposition: M. Amazon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy	4
Negative	0

THE RESOLUTION (863-47-BZ)

WHEREAS, Lama and Proskauer for Max Schoenfeld, owner, (Crown Beverage Corporation, lessee), filed August

8, 1947, an application under sections 7e and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area, affecting premises 429-433 Watkins street, east side, 150 ft. north of Riverdale avenue (Block 3593, Lots 7 and 8), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Watkins street and Riverdale avenue are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated August 8, 1947 on N.B. Applic. 751-47 reads:

"1. Proposed bldg. exceeds allowable area within a 'C' and therefore violates Art. 4, Sect. 13b of the Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which are located two 3-story frame structures and two 2-story structures, all presently vacant; that it is proposed to demolish existing frame structures and erect a Class 3 constructed building to cover the entire plot, one story, 13 ft. 6 in. in height; and

WHEREAS, the applicant contends that adjoining the site to the north are similar types of structures; that there are two vacant frame buildings on each lot; and

WHEREAS, the applicant amended his application to include Section 7e as to use; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7e, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 as to extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of ten (10) years to permit the construction of the building as proposed and as indicated on plans filed with this application marked "Received August 8, 1947," 3 sheets, and for the use proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not exceed the height as proposed; that there shall be no windows erected in the rear or side walls; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that curb cuts opposite the premises shall not exceed 15 ft. in width; that all loading and unloading shall be done within the premises; that motor vehicles shall not be stored in the premises overnight; that the boiler room shall be separated from the balance of the building with fireproof construction and enterable only from the exterior and no cellar shall be constructed in the cellar except for the boiler room as proposed; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

970-47-BZ

APPLICANT—H. M. Cole, for 496 Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar to include commissary in an existing multiple dwelling.

MINUTES

PREMISES AFFECTED—221-229 Seaman avenue, northeast corner of West 214th street and 31-41 Park Terrace West (Block 2243, Lot 90), Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole, R. A. Jacobs and Emil Leepson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and E. Hoffman, Park Dept.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4

THE RESOLUTION (970-47-BZ)

WHEREAS, H. M. Cole for 496 Holding Corporation, owner, filed November 5, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of cellar to include commissary, in an existing multiple dwelling, affecting premises 221 to 229 Seaman avenue, northeast corner of West 214th street and 31 to 41 Park Terrace West (Block 2243, Lot 90), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Seaman avenue is in a residence use, B area and Class 1¼ height district; West 214th street is in a residence use, B area and Class 1¼ height district; Park Terrace West is in a residence use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1947, re Alt. Applic. 1925-47, reads:

"1. Proposed alteration to include a commissary in the cellar of a multiple dwelling in a residence district is contrary to Art. II, Sec. 3 of the zoning resolution and is therefore not acceptable."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft., ⅛ in. frontage by 200 ft., ⅛ in. in depth, on which is located a building 115 ft. front by 200 ft., ⅛ in. deep, six stories, 73 ft. in height, presently used as a Class "A" multiple dwelling; and

WHEREAS, the applicant contends that the entire commissary area (grocery store) of 361 sq. ft. which is located in the cellar of said apartment building and the entrance thereto is wholly within the interior of said building, without street door; that the commissary is entirely enclosed in fireproof partitions and fireproof self-closing doors, and is separated from the apartments on the upper floors of the building by fireproof concrete arches; that there are no signs of any kind on the street exteriors of the building indicating the business use; that the entire building contains an aggregate of 152 apartments, and the lessee of the commissary has stated in an affidavit filed herewith that the commissary caters solely to the tenants of the apartment building, known as Isham Gardens, and that the limited area of the commissary does not permit catering to tenants from outside the building; that further, the wood sign over the entrance to the commissary is quite specific as to the customers it serves, and if the Board so requires, the sign over the entrance to the commissary will be removed, leaving no business identification; that all deliveries to the commissary are brought through the service entrance on the north side of the building, the location of which is indicated on the photographs on file with this application; that no meats or fish are sold in the commissary except in the form of canned foods; that said commissary has been in existence for more than 15 years and has served the

tenants of said building without complaint from any source, and the discontinuance of the use thereof would undoubtedly result in considerable hardship to the tenants; that the commissary is kept in clean condition at all times and there have been no complaints against the commissary as to cleanliness; that the building is situated on a very steep hill, and said steepness and its distance from the nearest available stores which would require travel five blocks to the nearest store at the corner of W. 218th street and Indian River road, or the corner of Broadway and W. 207th street, also five blocks distant; and

WHEREAS, the Board has denied previous applications where stores have been installed contrary to law in multiple dwellings in residence use districts and deems that no precedent to break down the zoning requirements should be made to permit such store use; that this use has existed contrary to law for some years and is subject to a violation placed in 1942 as to which no action appears to have been taken to enforce compliance; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent, dated November 5, 1947 on Alt. Applic. 1925-47 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS

387-47-A

APPLICANT—Ernest Alicandri, for Harry A. Pollack, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4700 Surf avenue, northwest corner of Beach 47th street (1st floor); (Block 7036, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

424-47-A

APPLICANT—Michael Levine, for Chester R. Thomas, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (street floor); (Block 1338, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

796-47-A

APPLICANT—Max Horn, for Estate of John H. Brauer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (Under section 35, General City Law re bed of mapped street—Smith street).

MINUTES

APPEARANCES—

For Applicant: Max Horn, W. Brauer and S. Hauser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A.M., for an inspection by a committee of the Board, and for further consideration.

829-47-A

APPLICANT—Henry George Greene, for Henry Herman, owner (Michael Goldstein, lessee.)

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (roof); (Block 927, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

869-47-A

APPLICANT—William Burke, for Koeppl Nash, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-26 Hillside avenue, south side, 225 ft. east of 153rd street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

997-47-A

APPLICANT—David Belson, for N. Y. Dock Co., Inc., owner (Glyco Products Co., Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: David Belson.

ACTION OF BOARD—Laid over to February 17, 1948 at 10 A.M., for an inspection by a committee of the Board. Applicant to be notified of date for decision.

1029-47-A

APPLICANT—William L. Hohausser, for Usco Realty Corp., owner (Universal Steel Equipment Corp., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Applicant to be notified of date for decision.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

491-31-SA

APPLICANT—Perfection Stove Co., Inc., owner.

SUBJECT—Application reopened October 7, 1947 for amendment of resolution to include approval of additional Models 2130 and 3155—Superfex Oil Burning Heater and Heat Projector.

APPEARANCES—

For Applicant: F. W. Blauvelt.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee of Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (491-31-SA)

WHEREAS, the Perfection Stove Co., owner, filed October 6, 1931, an application with the Board of Standards and Appeals, for approval of this device, known as the Superfex Oil Burning Heater; and

WHEREAS, this device was approved by the Board on July 8, 1932, under Rule 22 of the Fuel Oil Rules then in force; and

WHEREAS, the applicant requested an amendment of the resolution so that the approval of the burner would be effective under the Oil Burner Rules adopted June 15, 1934; and

WHEREAS, the Board approved the Superfex Oil Burning Heater, models 1031, 1032, 1035, 1036, 1107, 1108, 1117, 1118, 1109, 1110, 1119, and 1120 and Heat Projector models 1051, 1052, 1053 and 1054, on certain conditions; and

WHEREAS, the resolution was amended from time to time, and last amended on April 15, 1947, and the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on October 7, 1947; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 29, 1947.

Cal. 491-31-SA.

Subject: Amendment of Resolution adopted July 8, 1932, as amended January 8, 1935, October 15, 1938, June 15, 1937, January 23, 1940 and April 15, 1947, to include new models.

Request was made by the Perfection Stove Co. for a reopening of the application to include new models, #2130 and #3155. The application was reopened October 7, 1947.

Description

These models are similar to former models approved by the Board, but differ as herein described:

Model #2130 is similar to #2201 as to combustion, but the exterior design and ornamentation have been changed.

Model #3155 is similar to #2205 as to combustion but the exterior design and ornamentation have been changed. Model #3155 has a 5 gallon storage tank. This is similar to #2201, which was approved for an 8 gallon storage tank.

Recommendations

The Committee on Test has checked these burners and recommends that the resolution of April 15, 1947, be amended to include approval of Models #2130 and #3155, on condition that all the requirements of the resolution of January 23, 1940, be complied with.

MINUTES

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board July 8, 1932, as amended January 8, 1935, October 15, 1938, June 15, 1937, January 23, 1940 and April 15, 1947 in accordance with the report of committee on test.

118-47-SA

APPLICANT—Imre Chairman, for Stromes Systems, Inc., owner.

SUBJECT—Stromes Systems, Inc., Indirect Gas-fired Paint Drying & Baking Oven, approval of.

APPEARANCES—

For Applicant: Wallace Whiteside.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (118-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 22, 1947.

Re: Cal. 118-47-SA.

Subject: Stromes Systems, Inc.—Indirect Gas
Fired Paint Drying & Baking Oven;
Approval of.

Imre Chairman filed, on February 10, 1947, an application with the Board of Standards and Appeals for approval of Stromes Systems, Inc.—Indirect Gas Fired Paint Drying & Baking Oven, under the provisions of C26-191.0.A and C26-696.0 of the Administrative Building Code and the Rules covering the use of Equipment for Spraying of Paint, Varnishes, Lacquers and other Flammable Surface Coatings and the Storage of such material.

Description

The Stromes Systems Indirect Gas Fired Paint Drying & Baking Oven is an indirect gas fired unit for baking finishes on metal parts at a temperature up to 450° F.

The dimensions & BTU INPUT are as shown in the table below:

Inside Dimensions	Base Dimensions	Weight
4'0" w x 4'0" l x 7'0" h	6'4" w x 4'6" l	1620 #
4'0" w x 6'0" l x 7'0" h	6'4" w x 6'6" l	1900
6'0" w x 6'0" l x 7'0" h	8'4" w x 6'6" l	2300
6'0" w x 8'0" l x 7'0" h	8'4" w x 8'6" l	2800
6'0" w x 10'0" l x 7'0" h	8'4" w x 10'6" l	3300
8'0" w x 8'0" l x 7'0" h	10'4" w x 8'6" l	3400
8'0" w x 10'0" l x 7'0" h	10'4" w x 10'6" l	3900
8'0" w x 12'0" l x 7'0" h	10'4" w x 12'6" l	4650
9'0" w x 16'0" l x 9'0" h	11'4" w x 16'6" l	5850
10'0" w x 10'0" l x 7'0" h	12'4" w x 10'6" l	4920
10'0" w x 12'0" l x 7'0" h	12'4" w x 12'6" l	5250
10'0" w x 16'0" l x 8'0" h	12'4" w x 16'6" l	6485

The Oven shell is of insulated panel type construction, having No. 20 gauge blue annealed sheet steel. The doors, walls and roof of the Oven are insulated with 3" Johns-Manville Banroc. There is one set of double doors, provided with extra heavy straphinges, mounted on face front of oven.

The Heating System: Two atmospheric burners with ignition transformers, pilot ignitor and inspirator are set in combustion chamber at front walls. Single row of 3" diameter are placed along each side wall. The foul air vents are in the center roof, complete with damper. Re circulation is provided by one (1) 11" heat resisting type blower furnished with a 3-HP G.E. Motor.

The Ovens are furnished with an air flow switch in accordance with the Rules and Regulations of the Factory Mutual Laboratories, and the National Board of Fire Underwriters.

The temperature control consists of one Partlow Throttle type calibrated thermostat control model 6K.

Any of these Ovens are provided with the following Safety Pilot Control Equipment.

- One (1) 1/2" Magnetic Solenoid Valve
- One (1) 1 1/2" Magnetic Solenoid for Main Line
- One (1) Alert Alarm
- One (1) A-5 Limit Switch

All controls meet the specifications of the Factory Mutual Laboratories and Board of Fire Underwriters.

Inspection and Test

Inspection and test were made November 19, 1947 at 668 Van Houton Avenue, Clifton, New Jersey. Present at the test were Comm. C. M. Blum, chief engineer, L. V. Huber and Mr. J. A. Darts of the engineering division, representing the Board of Standards and Appeals; and Mr. I. Chairman and Mr. W. Whiteside representing the applicant,—and the Oven was found to operate as designed, and to be equipped with safety control as required by the Board.

Recommendation

On the basis of the foregoing data and the inspection and test, the Committee on Test recommends the approval under C26-191.0.A of the Stromes Systems, Inc., Indirect Gas Fired Paint & Drying Baking Oven provided the Ovens and appurtenances are installed in accordance with the requirements of Article 12 of Chapter 26 of the Administrative Building Code and the Rules of the Board of Standards and Appeals and provided further, that each oven installed shall bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #118-47-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

501-47-SM

APPLICANT—Metal Door Association, Inc.

SUBJECT—Three Hour Tin Clad Door, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp., approval of.

MINUTES

APPEARANCES—

For Applicant: B. K. Weingrad.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (501-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 5, 1947.

Cal. 501-47-SM.

Subject: 3 Hour T.C. Door, approval of.

The Metal Door Association, Inc., of Brooklyn, New York, as applicant, filed on May 15, 1947, an application with the Board of Standards and Appeals for approval of a Three-Hour T.C. Door under the provisions of C26-178.0.b and C26-660, C26-661 and C26-662, Sec. 4, Subdiv. 10, Multiple Dwelling Law, in behalf of the following owner-manufacturers:

A.B.C. Kalamein Door Company
2017 Bronx Street
Bronx, New York
Acme & Dorf Metal Door Corp.
1348 Southern Blvd.
Bronx, New York
Acme Kalamein Door & Sash Company
52 West 18th Street
New York, New York
Ajax Metal Door Corp.
226 East 144th Street
New York, New York
Chapman Metal Products Co., Inc.
213 East 144th Street
New York, New York
City Steel Door Company
820 Whittier Street
Bronx, New York
Empire Door Company
435 Southern Blvd.
Bronx, New York
General Fireproof Door Corp.
900 Whittier Street
Bronx, New York
Greenpoint Metal Covered Door Company
153 Greene Street
Brooklyn, New York
International Fireproof Door Company
76 Lexington Avenue
Brooklyn, New York
National Kalamein Company, Inc.
420 Lexington Avenue
Brooklyn, New York
Pioneer Fireproof Door Company
1360 Garrison Avenue
Bronx, New York
Reliable Fireproof Sash & Door Corp.
610 Warren Street
Brooklyn, New York
Richmond Fireproof Door Company
Richmond
Indiana
Royal Kalamein Door Company
161 Jamaica Avenue
Brooklyn, New York
Triangle Fireproof Door & Sash Company
245 Russell Street
Brooklyn, New York
Universal Bronze & Steel Door Company, Inc.
222 Siegel Street
Brooklyn, New York

Williamsburg Fireproof Products
42 Quay Street
Brooklyn, New York
World Steel Products Corp.
448 Tiffany Street
Bronx, New York

Description

The door was constructed and inspected in accordance with the standard specifications of the Underwriters Laboratories for the tin clad fire doors. The test assembly was designed for protection of an opening in a 12 in. brick wall 8 ft., 4 in. in width and 9 ft., 8 in. in height for installation in fire walls.

The core is constructed of 3-ply lumber approved in accordance with standard specifications of Underwriters Laboratories and was covered with 8-lb. terne plate. Vent holes were provided in each plate in the exposed face about 10 in. below top edge of door. The door was equipped with standard sliding hardware.

Test

A sample door was subjected to a fire and hose stream test at the Underwriters Laboratories, Inc., Chicago, in compliance with the provisions of the Rules of the Board of Standards and Appeals for Fire Tests for Opening Protective Assemblies and successfully passed the test.

Present at this test were Commissioners Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, B. Weingrad and C. Apfel, representing the applicant and M. J. O'Brien, A. J. Stewer and T. T. Wilhelmy of the Underwriters Laboratories, Inc. A full report of this test is a part of the record in the application.

Recommendation

On the basis of this test and data the Committee on Test recommends that approval of 3 Hour T.C. Door when constructed and hung as in the report for openings restricted to 8 ft., 4 in. in width and 9 ft., 8 in. in height. The approval is for use as an opening protective assembly in fire walls under C26-660.0, in fire partitions under C26-661.0, in fireproof partitions under C26-662.0 and as an opening protective assembly in fireproof partitions under the Multiple Dwelling Law which requires an assembly having a fire resistive rating of one hour.

It is further recommended that all opening protective assemblies manufactured and labelled under the approval shall comply with the Rules of the Board for the Inspection of Opening Protection Assemblies.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

730-47-SA

APPLICANT—Williams Oil-O-Matic Division of Eureka Williams Corp., owner (N. A. Palmer, Agent).

SUBJECT—Williams Hi-Pressure Oil Burner, Model HP-7, Crane-Line CL-7 and Fairbanks-Morse Oil Burner, Model FM-7, approval of.

APPEARANCES—

For Applicant: Joseph C. Haus.

MINUTES

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (730-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 17, 1947.

Cal. 730-47-SA.

Subject: Williams Hi-Pressure Oil Burner Model HP-7; Crane-Line CL-7 and Fairbanks-Morse FM-7 Oil Burner, approval of.

N. A. Palmer of Bloomington, Illinois, filed an application with the Board of Standard and Appeals, on July 21, 1947, for approval of the Williams Hi-Pressure Oil Burner HP-7, Crane-Line CL-7 and Fairbanks-Morse FM-7 Oil Burner, under the provisions of C19-57-0 and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This is a mechanical draft gun type oil burner for use with hot water or steam boilers or warm air furnaces in domestic and commercial installations and consists of the following assembly Fan Motor, Blower Housing, Fuel Unit and Transformer. The fuel Unit consists of a Tuthill or equal pump, having strainer and pressure regulating valve. The ignition Transformer is a 10,000 volt of the Dongan Type. The fan used on this model was of the squirrel-cage type. The fuel oil used is not heavier than No. 3 U. S. Dept. of Commerce Standard. The capacity is 7 gals. per hour. The controls consist of Minneapolis Honeywell Stack Switch RA-117, White Pressuretrol and Minneapolis Honeywell aquastat.

Inspection and Test

A model of the burner was inspected and tested at 953—42nd street, Brooklyn, December 3rd, 1947 in the presence of Chief Engr. L. V. Huber and J. A. Darts of the Engineering Division of the Committee on Test and Messrs. Spindler, Haus and Alexander representing the manufacturer. With the oil supply cut off and a cold combustion chamber the burner was put into operation and the controls functioned and shut the burner down in 70 seconds. The burner was then put into operation and during the period of test the controls functioned as designed. There were no flare-backs and the flame was free from smoke and soot. The combustion chamber showed no undue carbon deposits and analysis of the flue gases with a stack temperature of 400° F. showed a CO₂ content of 9.2%. The burner was also approved by the Underwriters Laboratory under Miscellaneous Petroleum 1133. Application No. 46C 1655 Dated July 16, 1946.

Recommendation

On the basis of the foregoing data and test the Committee on Test recommend the approval of Williams Hi-Pressure Oil Burner HP-7, and further recommends that permission be granted to market it under the trade name of Crane-Line CL-7 and Fairbanks-Morse FM-7, for use in domestic and commercial installations in N. Y. C. with fuel oil not heavier than No. 3 U. S. Dept. of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burners have a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 730-47-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

764-47-SA

APPLICANT—Mid-Continent Metal Products Co., owner.
SUBJECT—Lo-Blast Gas Conversion Burner, approval of.
APPEARANCES—

For Applicant: C. F. Peterson.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (764-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 22, 1947.

Cal: 764-47-SA.

Subject: Lo-Blast Gas Conversion Burner, approval of.
National Combustion Co. of N. Y. C. filed on June 23, 1947 an application with the the Board of Standards and Appeals for approval of Mid-Continent Products Co. Lo-Blast Gas Conversion Burner under the provisions of C26-178.0 and Article II Heating Appliances, Combustion and Chimneys.

Description

The Lo-Blast Conversion Burner is of the inshot design installed through the ashpit door firing into a refractory lined combustion chamber. All parts of the burner are outside of the firebox of the boiler or furnace. The Burner consists of a sheet steel or Cast Iron wind box in which the burner tips are located and kept under slight pressure by means of a motor driven blower. The blower used is the Chicago Blower in a Cast Iron Housing. This pressure assures adequate primary and secondary air directed into the flame in a constantly correct amount regardless of variable flue drafts.

The Burner is equipped with a Pittsburg Automatic Shut-Off Valve and a Pittsburg Regulating Valve and a Minneapolis Honeywell Solenoid Valve. In addition the burner is equipped with a safety pilot. Baso Valve which is equipped with a flare which operates at the time the main burner gas is coming on. In the event of pilot failure the main burner gas is automatically shut off and the main burner gas cannot come on unless the blower is up to necessary speed.

Inspection and Test

Inspection and Test were made Dec. 1, 1947 at 201 Fulton St., N. Y. C. Present were Chief Engr. L. V. Huber and J. A. Darts, Engineering Dept., representing the Committee on Test and Mr. A. Whitman representing the Manufacturer. The burners tested, functioned on their controls satisfactorily.

The burners have been approved by the American Gas Association Certificate No. 20-(177.0 and-1.0).001.

MINUTES

Recommendation

On the basis of the inspection and test and the approval of the American Gas Association, Inc., it is recommended that the Mid-Continent Products Co. Low-Blast Gas Conversion Burner be approved for use in New York City when installed in accordance with Article II sub, Article 1 and 2 of the Administrative Building Code provided the appliance has a label permanently affixed reading; Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 764-47-SA.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report, and to permit the model as approved to be sold under other names as indicated in the report of committee.

Adjourned: 12:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 27, 1948.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Asst. Chief Hennessy.

APPEALS FROM ADMINISTRATIVE DECISIONS 1078-47-A

APPLICANT—H. J. Levinson, for Boulevard Sales Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-67 114th road, north side, 45.04 ft. west of Cross Island parkway (Block 11254, part of Lot 22), Cambria Heights, Borough of Queens.

APPEARANCES—

For Applicant: Harold J. Levinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy

Negative 0

THE RESOLUTION (1078-47-A)

WHEREAS, H. J. Levinson, for Boulevard Sales Corp., owner, filed December 15, 1947, an appeal from a decision of the borough superintendent, affecting premises 227-67 114th road, north side, 45.04 ft. west of Cross Island parkway (Block 11254, part of Lot 22), Cambria Heights, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated December 15, 1947 on N.B. Applic. 9344-46 reads:

"1. Ceiling height required to be 8 ft. min. clear height. Not arranged to be used as living quarters."

and

WHEREAS, the applicant states that the building is 1½ stories, 17 ft. in height, 25 ft. by 35 ft. 6 in. and 40 ft. in area, of Class 4 construction, erected September 1947, located

in a residence use D area Class 1 height district, and used and occupied: cellar, heating and laundry; 1st floor, dwelling, 1 family; attic, unfinished; proposed to be used and occupied: cellar and 1st floor, same, with two attic bedrooms or recreation rooms; total, 1 family throughout, the proposed attic bedrooms to be for the sole use of the family occupying the dwelling and not for the accommodation of a second family; and

WHEREAS, the applicant contends that plans were filed November 18, 1946 and approved December 4, 1946 and permit issued; that during the course of the erection of the dwelling a contract was made with the prospective purchaser; that as the dwelling was near completion the purchaser requested that the builder finish the unoccupied space in the attic with two additional bedrooms and that he provide toilet facilities in connection with these rooms; that the builder requested the architect to file an amendment to this effect; that such amendment was filed August 5, 1947, approved September 8, 1947; that upon approval of the amendment the work was completed and the builder was ready to transfer title upon obtaining a C.O.; that after the supervising inspector measured the clear height of the finished attic rooms and found them to be short of the required 8 ft. with 6 ft. across at the ceiling; that the measurements are approximately 7 ft. 8 in. in height with a measured horizontal distance at the ceiling of about 5 ft. 10 in.; that the inspector notified the builder that the rooms were not in compliance with the building code and a C.O. could not be issued; that in this particular case in a group of approximately 100 dwellings, the carpenters made the mistake of cutting the ends of the 18 ft. rafters and then notching them for their seat on the plate; that had they not done this the rooms in the attic would have been in compliance with the building code; that in all other similar dwellings in the project, the builders had used 18 ft. rafters and obtained the required 8 ft. in height for 6 ft. across at the ceiling and had finished attic rooms in a great number of the dwellings, the attic floor having been designed for a 40 lb. liveload; that while the carpenters have slightly erred in the construction, it is not of so great a consequence as to affect the life, health or general welfare of the prospective or future owners; that the stair arrangement to the attic is such that the dwelling could not be easily converted for use by a second family as the stairs lead from an internal hall within the dwelling and are not accessible from the outside of the dwelling.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 9344-46, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the distance between the attic floor and the flat portion of the ceiling shall not be less than as proposed and as indicated on plans filed with this appeal, marked "Received December 15, 1947" (3 sheets), and "December 26, 1947" (1 sheet), and that any attic rooms which have been approved to be finished shall be for the sole use of the family occupying the house and not for a second family; that such rooms in the attic shall be for sleeping or recreation rooms only; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

1090-47-A

APPLICANT—Morris Bernard Adler, for Hudson Canvas Products Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—903-907 Atlantic avenue, north side, 57 ft. 7½ in. east of St. James place (Block 2018, Lot 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Frank Stack.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (1090-47-A)

WHEREAS, Morris Bernard Adler for Hudson Canvas Products Company, owner, filed December 17, 1947 an appeal from a decision of the borough superintendent affecting premises 903-907 Atlantic avenue, north side, 57 ft. 7½ in. east of St. James place (Block 2018, Lot 67), 1st and 2nd floors, Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1947 under Alt. Applic. 3151-46 reads:

"1. Exits from 2nd fl. violates Sec. 270 Labor Law.

a—Two approved exits required.

b—Vertical opening (ramp) is unenclosed."

and

WHEREAS, the applicant states that the building is two stories, 29 ft. in height, 60 ft. 5¾ in. by 119 ft. in area, of Class 3 construction, erected in 1919, located in an unrestricted use district, on a lot 69 ft. 5¾ in. by 138 ft. and 148 ft. in area, which lot is located partly in a residence use and partly in an unrestricted use B area Class 1½ height district; that the building has been used and occupied since 1942 as follows: cellar—boiler room; 1st floor—manufacturing plastic products—25 persons; 2nd floor—manufacturing canvas products—20 persons; that no change in use or occupancy is proposed; that the building will be provided with one 3 ft. 8 in. wide steel stairs enclosed in 8 in. cinder blocks, equipped with one hour fireproof self-closing doors and leading direct to street, and provided with a ladder and scuttle to roof, and one fire escape at the rear extending to rear yard by stairs with egress from its termination through 9 ft. side court direct to street; that window and door openings on the course of the fire escape are not fireproof self-closing; that there is no safe egress from the roof; and

WHEREAS, C.O. 5171 issued December 19, 1919 permits the use of the building as a public garage; and

WHEREAS, the applicant contends that during the war the building was converted to its present use without obtaining a new certificate of occupancy; that it is requested that the Board modify section 270 of the Labor Law to accept the existing outside fire escape as a secondary means of egress for the second floor; that this fire escape leads to a 9 ft. wide side court leading direct to street; that in addition to this fire escape there is an existing ramp from the second floor to street.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 3151-46, objection 1, and that the appeal be and it hereby is granted on condition that the primary means of exit shall be constructed as proposed and indicated on plans filed with this appeal, marked "December 17, 1947" (3 sheets) and complying with all requirements therefor and the existing fire escape at the roof shall be maintained, complying with the requirements of the Labor Law as to construction and exiting through the side court on this lot to Atlantic avenue and that the ladder to roof within the building at the northwest corner as shown on such plans shall be retained; that the number of occupants on the second story shall be limited to the number permitted for the primary means of exit; that the existing ramp may be continued, provided same is cut off with fireproof partitions from the first story but shall not be deemed an exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the requirements of the resolution adopted by the Board under Cal. 264-19-BZ may be disregarded so long as this building is occupied and maintained for a conforming use; that any gasoline storage system or equipment

within the building shall be removed or sealed to the satisfaction of the fire commissioner; that the boilerroom shall be separated from the balance of the building by fireproof construction and enterable only from the rear yard.

988-47-A

APPLICANT—The Delaware, Lackawanna and Western Railroad Co., owner.

SUBJECT—Application for consideration—reopening re Appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—Pier 7, North River (west side of West street); (Block 16, Lots 17, 18 and 19), Borough of Manhattan.

APPEARANCES—

For Applicant: John F. Reilly.

ACTION OF BOARD—Appeal reopened, as Vol. 2, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4

Negative 0

1082-47-A

APPLICANT—Anna J. Schneller and F. Wm. Boelsen for Executors u/w of Magdalene Boelsen, owner (John T. McCormack, equitable owner).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—59-01 to 59-25 Woodhaven boulevard, northeast corner of Saunders street (Block 3073, Lot 1), Elmhurst, Borough of Queens under section 35, General City Law re bed of mapped street—Midtown Highway).

APPEARANCES—

For Applicant: F. William Boelsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4

Negative 0

1091-47-A

APPLICANT—F. W. Woolworth Co. (lessee) for Abraham & Straus, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—408-412 Fulton street, southeast corner of Gallatin place (street floor); (Block 156, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: George J. Bianesser.

ACTION OF BOARD—Appeal withdrawn at request of applicant's representative.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4

Negative 0

488-47-A

APPLICANT—Lama and Proskauer, for Cushman Sons, Inc., owner.

SUBJECT—Appeal reopened January 13, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

MINUTES

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Date of decision to be set; applicant to be notified.

839-47-A

APPLICANT—Robert Gottlieb, for Ruth Leasing Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Date of decision to be set; applicant to be notified.

862-47-A

APPLICANT—Benjamin Saltzman, for Department of Housing and Buildings.

OWNER OF PREMISES—Z. and Z. Realty Corporation; (James E. Hanrahan, lessee).

SUBJECT—Revocation of Certificates of Occupancy Nos. 11268 and 79890, re B.N. 12093-36; Certificate of Occupancy No. 77875 re B.N. 9418-35 and Certificates of Occupancy Nos. 72739 and 47532.

PREMISES AFFECTED—333-345 Ocean avenue and 178-196 Parkside avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: William B. O'Connor and Thomas A. Dwyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal placed on Reserve Calendar, pending outcome of hearing on the amendment of Cal. 351-26-BZ, Vol. IV.

912-47-A

APPLICANT—19-06 82nd St. Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—37-45 74th street, east side, 120 feet north of 37th road (Block 1285, Lot 13), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Thomas A. Larkin, Fire Dept.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Date of decision to be set; applicant to be notified.

981-47-A

APPLICANT—Charles M. Spindler, for Ethel Woodiwiss, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-15 103rd avenue, north side, 98.25 feet east of 217th Lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Date of decision to be set; applicant to be notified.

1019-47-A

APPLICANT—Reuben W. Steinberg, for George and William Mayer, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—611-613 East 233rd street, north side, from Bronx boulevard to Carpenter avenue (Block 4993, Lots 1, 12, 17 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Date of decision to be set; applicant to be notified.

ZONING APPLICATIONS

1146-17-BZ

APPLICANT—Jay M. Spinner, for J. Sheiniuz, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the commissioner of buildings) previously granted on condition, permitting in a business use district, the change of occupancy of an existing garage for more than five (5) motor vehicles to include a motor vehicle repair shop (the existing garage was previously granted by the Board).

PREMISES AFFECTED—4509-4511 18th avenue, east side, 395 ft. 6 in. south of McDonald avenue (Block 5439, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jay M. Spinner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (1146-17-BZ)

WHEREAS, this application, affecting premises 4509-4511 18th avenue, east side 395 ft. 6 in. south of McDonald avenue (Block No. 5439, Lot No. 27), Borough of Brooklyn, was granted by the Board September 18, 1917, permitting the extension of a garage on certain conditions; and

WHEREAS, the resolution was amended on June 1, 1938 and the applicant requested a further amendment of the resolution; and

WHEREAS, Certificate of Occupancy 89493 was issued on October 14, 1938, permitting the building to be occupied as an automobile repair shop and garage as permitted by resolution adopted under Cal. 1146-17-BZ as amended June 1, 1938.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 18, 1917, as amended June 1, 1938, by adding thereto:

"... that in the event the owner desires to construct an entrance door at the building line, as indicated on plans marked "Received January 5, 1948" (1 sheet), and as passed upon by the borough superintendent under Bldg. Notice 2044-47, objection 2, that such additional doorway may be constructed provided in all other respects the building and occupancy complies with all laws, rules and regulations applicable thereto and the requirements of the Board's resolution as previously adopted."

330-42-BZ

APPLICANT—Joseph V. McKee, for Jeron Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the erection and maintenance of a building to be used as theatre and stores.

PREMISES AFFECTED—95-42 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive and 63-39 to 63-49 Saunders street (Block 3080, Lots 30 and 31), Rego Park, Borough of Queens.

APPEARANCES—
For Applicant: Gilbert Lazerus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (330-42-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the erection and maintenance of a building to be used as a theatre and stores, affecting premises 95-42 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive and 63-39 to 63-49 Saunders street (Block 3080, Lots 30 and 31), Rego Park Borough of Queens, was granted by the Board on February 6, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended, and plans submitted by the applicant were approved, on February 5, 1946, and the time was further extended on January 28, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 6, 1945 as amended through January 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"in view of the statement by the applicant that plans have been filed with the borough superintendent, all plans shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 397-42)."

745-45-BZ

APPLICANT—Joseph V. McKee, for Saunders Leasing Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension (in rear) of an existing building (stores) to cover more than area permitted.

PREMISES AFFECTED—95-16 to 95-24 Queens boulevard, south side, 140 ft. east of 63rd avenue (Block 3080, Lot 12), Rego Park, Borough of Queens.

APPEARANCES—
For Applicant: Gilbert Lazerus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (745-45-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension (in rear) of an existing building (stores) to cover more than the permitted area, affecting premises 95-16 to 95-24 Queens boulevard, south side, 140 ft. east of 63rd avenue (Block 3080, Lot 12) Rego Park, Borough of Queens, was granted by the Board on February 5, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 28, 1947; and

WHEREAS, the applicant requested a further extension of time in which to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 5, 1946 as amended January 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the owner's representative that all permits have been obtained and that the work is about to be commenced, the work shall be completed within one (1) year from the date of this amended resolution. (Alt. 1630-45)."

746-45-BZ

APPLICANT—Joseph V. McKee, for Penelope Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting partly in residence and partly in business use districts, the erection of a building (stores) exceeding the area requirements and also the omission of the required rear yard.

PREMISES AFFECTED—96-52 to 96-68 Queens boulevard, southwest corner of 64th road (Block 3082, Lots 71 and 79), Rego Park, Borough of Queens.

APPEARANCES—
For Applicant: Gilbert Lazerus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

MINUTES

THE RESOLUTION (746-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit partly in a residence and partly in business use district, the erection of a building (stores) exceeding the area requirements and also the omission of the required read yard, affecting premises 96-52 to 96-98 Queens boulevard, southwest corner of 64th road (Block 3082, Lots 71 and 79), Rego Park, Borough of Queens, was granted by the Board on February 5, 1946, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended on January 28, 1947; and

WHEREAS, the applicant requested a further extension of time in which to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 5, 1946 as amended January 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

" . . . that in view of the statement by the owner's representative that all permits have been obtained, all work shall be completed within one (1) year from the date of this *amended* resolution. (N.B. 1214-45)."

747-45-BZ

APPLICANT—Joseph V. McKee, for Saunders Park Estate, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting partly in residence and partly in business use districts, the extension of stores from a business use into a residential use of proposed stores, and the approval of recreation space as suitable, as per Art. 4, sections 13(e) and 14(d).

PREMISES AFFECTED—64-41 Saunders street and 97-02 to 97-22 Queens boulevard, southeast corner of 64th road (Block 3084, Lots 13, 46 and 64), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

• Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (747-45-BZ)

WHEREAS, this application under section 7e and approval of playground as per Art. 4, Sect. 13(c) and 14(d) of the zoning resolution, to permit in partly a residence and partly in a business use district, the extension of stores from a business use into a residential use and the approval of recreational space as suitable, affecting premises 64-41 Saunders street and 97-02 to 97-22 Queens boulevard, southeast corner of 64th road (Block 3084, Lots 2, 9, 11, 54, 56, and part of Lots 13, 46 and 64), Rego Park, Borough of Queens was granted by the Board on February 19, 1946, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended on January 28, 1947; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 19, 1946 as amended January 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

" . . . that in view of the statement by the applicant that all permits have been obtained, all work shall be completed within one (1) year from the date of this *amended* resolution. (N.B. 1202-45)."

821-46-BZ

APPLICANT—Harry Silverman, for Airport Motors, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, motor vehicle repair shop and storage garage for more than five (5) motor vehicles and to permit entranees exceeding 3 ft. 6 in. beyond a distance of 25 ft. from the residence use district, for a temporary term.

PREMISES AFFECTED—78-11 to 78-19 Northern boulevard and 32-62 to 32-70 79th street, northwest corner (Block 1174, Lot 35), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (821-46-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building, to be used as an automobile showroom, motor vehicle repair shop, and storage garage for more than five (5) motor vehicles and to permit entranees exceeding 3 ft. 6 in. beyond a distance of twenty-five ft. from the residence use district, affecting premises 78-11 to 78-19 Northern boulevard and 32-62 to 32-70 79th street, northwest corner (Block 1174, Lot 35), Jackson Heights, Borough of Queens, was granted on certain conditions on February 2, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board February 18, 1947, only so far as it has reference to the time within which to complete the work, so that as amended this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution. (N.B. Applic. 2267-46)."

63-47-BZ

APPLICANT—Joseph V. McKee, for Jeron Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building to be used as stores, using more than the permitted area.

PREMISES AFFECTED—96-33 to 96-41 Queens boulevard, northwest corner of 63rd drive (Block 2088, Lots 18 and 20), Rego Park, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (63-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a building to be used as stores, using more than the permitted area, affecting premises 96-33 to 96-41 Queens boulevard, northwest corner of 63rd drive (Block 2088, Lots 18 and 20), Rego Park, Borough of Queens, was granted on certain conditions on March 18, 1947; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 18, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the owner's representative that all permits have been obtained and all work substantially completed, all work shall be completed within six (6) months from the date of this amended resolution. (N.B. 9541-46)."

180-47-BZ

APPLICANT—Samuel Rosenblum, for 251 Lexington Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from Class B converted dwelling and doctor's office, to Class B converted dwelling, doctor's office and beauty parlor, for a temporary term.

PREMISES AFFECTED—251 Lexington avenue, east side, 46 ft. 8 in. south of East 35th street (Block 890, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (180-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from Class B converted dwelling and doctor's office to Class B converted dwelling, doctor's office and beauty parlor affecting premises 251 Lexington avenue, east side, 46 ft. 8 in. south of East 35th street (Block 890, Lot 65), Borough of Manhattan, was granted on certain conditions on July 8, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 8, 1947, only so far as it has reference to the time within which to obtain

permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within six months from the date of this amended resolution."

491-25-BZ

APPLICANT—John R. Walrad, for Vincent and Rosa Costa, owner (Angelo Palmiotto, lessee).

SUBJECT—Application for consideration—reopening—under sections 7e and 21 of the zoning resolution—re Application (decision of the borough superintendent) previously granted on condition, for a temporary term, permitting in a residence use district, the alteration and change of occupancy in part, from residence use to business use.

PREMISES AFFECTED—1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

APPEARANCES—

For Applicant: John R. Walrad.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. 2 and set for hearing April 13, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

351-26-BZ, Vol. 4

APPLICANT—William B. O'Connor, for Z & Z Realty Corp., owner; James E. Hanrahan, lessee.

SUBJECT—Application for consideration—reopening and reconsideration—re Application (decision of the borough superintendent) to permit partly in a business and partly in a residence use district, the maintenance of part of a business (stores) building contrary to the resolution of the Board granting the erection of the business building now on the premises (denied as to amendment).

PREMISES AFFECTED—178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: William B. O'Connor and Thomas A. Dwyer.

For Administration: Samuel L. Becker and Morris Hannes, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on March 2, 1948 at 10 A.M. The applicant requested this reopening for amendment at the hearing, on this date, of calendar No. 862-47-A and action to revoke certificate of occupancy.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

1152-27-BZ

APPLICANT—Samuel Rosenblum, for Knickerbocker Hospital, Inc., owner.

SUBJECT—Application for consideration—reopening to consider new proposal—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and also the parking and storage of more than five motor vehicles; previously denied under section 21 of the zoning resolution, to per-

MINUTES

mit in a business use district, extending into an unrestricted use district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1440-1450 Amsterdam avenue, northwest corner of West 131st street (Block 1986, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, as Vol. II subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

378-39-BZ

APPLICANT—Paul Friedman, for Edward Hoddersen and John Mindermann, owners (Hoddersen Brothers, lessees).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing business building.

PREMISES AFFECTED—307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, as Vol. II subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re additional name (Standard Oil Burner, Models B and H).

APPEARANCES—

For Applicant: Harry Londo and Irving Berg.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

340-39-SA

APPLICANT—The Patrol Valve Co., owner.

SUBJECT—Application for consideration—reopening—re improved model—Patrol Spec-Dee Range Connector, previously withdrawn.

APPEARANCES—

For Applicant: John E. Cardwell.

ACTION OF BOARD—Application reopened as Vol. II for consideration.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

825-39-SM

APPLICANT—Sika, Incorporated, owner.

SUBJECT—Igol (protective paint for concrete), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (825-39-SM)

WHEREAS, Sika, Incorporated, owner, filed on June 20, 1939, an application for approval of their material known as Igol (protective paint for concrete); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

826-39-SM

APPLICANT—Sika, Incorporated, owner.

SUBJECT—Igas (Black bitumastic putty for cold application) approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (826-39-SM)

WHEREAS, Sika, Incorporated, owner, filed on June 20, 1939, an application for approval of their material known as Igas (black bitumastic putty for cold application); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

827-39-SM

APPLICANT—Sika, Incorporated, owner.

SUBJECT—Sika No. 1 Normal Setting Waterproofing Paste in Cement Coating and Floor Finish, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (827-39-SM)

WHEREAS, Sika, Incorporated, owner, filed on June 20, 1939, an application for approval of their material known as Sika No. 1 Normal Setting Waterproofing Paste in Ce-

MINUTES

ment Coating and Floor Finish; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

828-39-SM

APPLICANT—Sika, Incorporated, owner.

SUBJECT—Sika Nos. 2, 4 and 4A Quick Setting in Cement Coating, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (828-39-SM)

WHEREAS, Sika, Incorporated, owner, filed on June 20, 1939, an application for approval of their material known as Sika Nos. 2, 4 and 4A Quick Setting in Cement Coating; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

829-39-SM

APPLICANT—Sika, Incorporated, owner.

SUBJECT—Sika No. 3 Quick Setting in Sealing Joints and Hardening Concrete, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (829-39-SM)

WHEREAS, Sika, Incorporated, owner, filed on June 20, 1939, an application for approval of their material known as Sika No. 3 Quick Setting in Sealing Joints and Hardening Concrete; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that the application be and it hereby is dismissed for lack of prosecution.

885-39-SM

APPLICANT—Marnall Steel Products, Inc., owner.

SUBJECT—Marnall Servitorium All Steel Lubricating Pit, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (885-39-SM)

WHEREAS, Marnall Steel Products, Inc., owner, filed on June 30, 1939, an application for approval of their material known as Marnall Servitorium All Steel Lubricating Pit, and then filed corrected application on December 29, 1939; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

871-39-SA

APPLICANT—Mill Factor Products Co., Agent for
W. R. Brown Corporation, owner.

SUBJECT—W. R. Brown Corporation Air Compressors and Spray Guns, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (871-39-SA)

WHEREAS, Mill Factor Products, Co., Agent for W. R. Brown Corporation, owner, filed on June 28, 1939, an application for approval of their appliance known as W. R. Brown Corporation Air Compressors and Spray Guns; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

915-39-SA

APPLICANT—National Heat and Power Co., owner.

SUBJECT—Naco Pressure Type Oil Burner, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (915-39-SA)

WHEREAS, National Heat and Power Co., owner, filed on July 7, 1939, an application for approval of their appliance known as Naco Pressure Type Oil Burner; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

PUBLIC HEARING

PROPOSED AMENDMENT TO RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

(835-38-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Tuesday afternoon February 10, 1948 at 2 P. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Amendment to Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply:

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0,h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, DRAIN COCKS FOR HOT WATER AND STEAM BOILERS and hose connections on fire fighting equipment are excepted.

(New matter in caps).

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 6

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Notice of Public Hearing on Proposed Amendment to Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to February 3, 1948

- | <i>Cal. No.</i> | <i>Dept.</i> | <i>Premises Affected</i> |
|-----------------|--------------|---|
| 73-48-A | H.B.B. | 1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn, N.B. 504-46. |
| 74-48-A | H.B.B. | 1377 Gates avenue, north side, 60 ft. east of Wilson avenue and 357 Wilson avenue (Block 3334, part of Lot 1), Borough of Brooklyn, Revocation of Certificate of Occupancy 116991-47 re Alt. 7326-29. |
| 75-48-A | H.B.B. | 13-17 Forest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn, Amendment to Alt. 1597-47. |
| 76-48-SA | | Chrysler Airtemp Packaged Air Conditioners, Models 3 SCD and 5 SCA, Appliance. |
| 77-48-A | F.D. | 519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2266, Lot 42), Borough of The Bronx, 42911-LF and Decision. |
| 78-48-SA | | Chrysler Airtemp Oil Fired Winter Air Conditioners, Models 0-70, 0-7, 0-10, 0-13 and 0-16; Stokal Stoker Oil Fired Winter Air Conditioners, Models OF-15, OF-20, OF-25, OF-30 and OF-35; Viking Manufacturing Co., Oil Fired Winter Air Conditioners, Models 601, 603, 604, 605 and 606, Appliance. |
| 79-48-SA | | Chrysler Airtemp Automatic Oil Fired Steel Boilers, Models BLF-110, BLF-165 and BLF-220, Appliance. |
| 80-48-BZ | H.B.B. | 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1414-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn, N.B. 27-48. |
| 81-48-A | H.B.Bx. | 927 East 169th street, north side, 40.2 ft. east of Fox street (1st floor); (Block 2719, Lot 79), Borough of The Bronx, Alt. 1043-47. |
| 82-48-BZ | H.B.Q. | 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens, N.B. 6891-47. |
| 83-48-BZ | H.B.B. | 368-398 Jay street, 31-43 Willoughby street, northwest corner and 363-371 Pearl street (Block 146, Lots 11, 12, 13, 14, 17, 18, 19, 22, 23, 24 and 25), Borough of Brooklyn, N.B. 1819-47. |
| 84-48-BZ | H.B.B. | 38-48 Pennsylvania avenue and 2636-2640 Fulton street, south west corner (Block 3669, Lot 20), Borough of Brooklyn, N.B. 1824-47. |
| 85-48-SM | | Seaboard Steel Cross Bridging, manufactured by Seaboard Metal Products Co., Material. |
| 86-48-BZ | H.B.M. | 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan, Alt. 1741-47. |

87-48-SM—The King Klip System of Gypsum Lath and Wallboard Partitions and Ceilings, manufactured by Joseph V. King, Material.

88-48-BZ—H.B.B.—484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn, N.B. 1583-47.

89-48-BZ—H.B.B.—3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn, Alt. 61-48.

90-48-SA—Amp Crystal Flo Carbonator, Models LB-1 and H-4, Appliance.

91-48-A—F.D.—1814-1816 Flatbush avenue, west side, 117 ft. north of East 37th street (cellar); (Block 7618, Lots 8 and 9), Borough of Brooklyn, 20195-LF and decision.

92-48-A—F.D.—166-24 to 166-28 Jamaica avenue, south side, 100 ft. west of 168th street (basement); (Block 10156, Lot 9), Jamaica, Borough of Queens, 19830-LF and Decision.

Restored to Docket.

290-45-BZ—H.B.Q.—155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens, Misc. 4901-47.

971-41-BZ—H.B.B.—32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65-67), Borough of Brooklyn, Alt. 4727-47.

86-22-BZ—H.B.Bx.—4720-4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx, Alt. 1053-47.

148-33-BZ—H.B.Q.—205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens, Amendment N.B. 241-47.

34-35-BZ—H.B.Q.—17-45 to 18-05 Clintonville street (formerly 18-05 11th avenue), east side, 800 ft. south of Locke avenue (Block 4729, Lot 46; Block 4732, Lot 9 and Blocks 4746 and 4747, Lots 1), Whitestone, Borough of Queens, Alt. 2126-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

RULES

	Last Publication in Bulletin	
Blended Cements, Rules for Testing and Use of.....	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 28

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Last Publication in Bulletin

Concrete Masonry Units. Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime) ..	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec.	24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materi- als, etc., Rules for Testing of ..	Oct.	28, 1947—Vol. 32, No. 43
Fire Retarding Rules for Garages, etc.	Sept.	16, 1947—Vol. 32, No. 37
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Apr.	23, 1946—Vol. 31, No. 17
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Oct.	14, 1947—Vol. 32, No. 41
Opening Protective Assemblies, Rules for Inspection of	July	22, 1947—Vol. 32, No. 29
Paint, Varnish and Lacquer Spray- ing Rules	June	17, 1947—Vol. 32, No. 24
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Sup- ply)	Dec.	16, 1947—Vol. 32, No. 50
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Refrigerating Systems, Extract A.C. ..	June	17, 1947—Vol. 32, No. 24
Smoking in Factories, Rules for ..	Feb.	3, 1948—Vol. 33, No. 5
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 10, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 10, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

415-41-BZ—Application of Lama and Proskauer, applicants, on behalf of L. & L. Holding Company, Inc., owner, reopened December 16, 1947, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, for a term of two (2) years, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles; premises 612-634 86th street and 1-7 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

342-47-BZ—Application, April 17, 1947, under sections 7e, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Pfeiffer, owner, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office;

premises 1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

170-47-BZ—Application, February 26, 1947, under sections 7c and 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Fairmount Garage Corp., owner (Leumas Wares Corp., lessee), to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory; premises 1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

544-47-BZ—Application, May 21, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Queens Hill Realty Corp., owner, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted; premises 138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44) Jamaica, Borough of Queens.

561-47-BZ—Application, June 9, 1947, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Max Horn, applicant, on behalf of William Hassett, owner, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted; premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

327-27-BZ—Application of Harry A. Yarish, applicant, on behalf of Howard Motor Sales Corp., owner, reopened November 18, 1947, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area; premises 741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

1041-46-BZ—Application, December 10, 1946, under section 7e of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence and retail use district, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of New York City Housing Authority; premises East 6th street, to East 13th street, and from Avenue D to Franklin D. Roosevelt drive (East River Drive); Jacob Riis House (Buildings 16 and 17); (Blocks 362 to 367, inclusive), Borough of Manhattan.

602-47-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of Ruth Goldner, owner (Warwick Laboratories, lessee), reopened November 5, 1947, under sec-

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tion 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

676-47-BZ—Application, July 8, 1947, under section 21 of the zoning resolution, of Anthony M. DeRose, applicant, on behalf of Frismont Realty Corp., owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building using more than the permitted area; premises 2746-2752 East Tremont avenue, northwest corner of Frisby avenue (Block 3988, Lots 45, 46, 47, 50 and 51), Borough of The Bronx.

677-47-BZ—Application, July 8, 1947, under section 21 of the zoning resolution, of Anthony M. DeRose, applicant, on behalf of Frismont Realty Corp., owner, to permit in a retail use, D area district, the erection and maintenance of a building, using more than the permitted area; premises 2734-2740 East Tremont avenue, west side, 140.37 ft. north of Frisby avenue (Block 3988, Lots 37 to 42, incl.), Borough of The Bronx.

720-47-BZ—Application, July 29, 1947, under sections 7f and 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Henry M. Meyer, owner, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubratorium; premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

935-47-BZ—Application, October 24, 1947, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mildred Burstein, owner, to permit in a residence use, F area district, the erection of a building without the required setback; premises 209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43 (formerly Lot 41), Queens Village, Borough of Queens.

945-47-BZ—Application, October 29, 1947, under section 7g of the zoning resolution, of Martin J. Kelly, Jr., applicant, on behalf of 551 West 37th Street Realty Corp., owner (Dixie Bus Depot, Inc., lessee) to permit in an unrestricted use district, the change of occupancy from private garage for five (5) buses to private garage for more than five (5) buses on a street in which there is located entrances to a public school; premises 549-553 and 555-559 West 37th street, north side, 100 ft. east of 11th avenue (Block 709, Lots 7 and 9), Borough of Manhattan.

1007-47-BZ—Application, November 19, 1947, under sections 7e and 21 of the zoning resolution, of John Burke, applicant, on behalf of Aniello and Gaetano Cavaliere, owners, to permit in a residence use district, the change in occupancy from garage for more than five (5) motor vehicles (previously granted by the Board) to soda bottling and two (2) motor trucks; premises south side of Hamilton avenue, 153 ft. 4 in. west of Hicks street (Block 513, Lot 18), Borough of Brooklyn.

1063-47-BZ—Application, December 12, 1947, under sections 7f and 21 of the zoning resolution, of Charles M.

Spindler, applicant, on behalf of Bounding Home Corp., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

2-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Monogram Realty Company, owner, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

1059-47-A—601 West 26th street, entire block, 11th to 12th avenues and 26th to 27th streets (19th floor); (Block 672, Lot 1), Borough of Manhattan.

29-48-A—601-619 East 20th street, north side, block front from East 20th to East 21st street (Block 987, Lot 1), Borough of Manhattan.

976-47-SA—Gilbarco Calco-Meter Gasoline Dispensing Pump, No. 996.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

835-38-SR—Proposed amendment to rules relative to submerged inlets and protective methods to be applied to prevent contamination of water supply.

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

1032-47-A—184-51 Radnor road, north side, 102.30 ft. west of Chevy Chase street (cellar); (Block 7253, Lot 45), Jamaica, Borough of Queens.

1068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

1102-47-A—202-208 Sullivan street, north side, 240 ft. west of Ferris street (1st floor); (Block 553, Lot 1), Borough of Brooklyn.

1109-47-A—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

1048-47-A—431 7th avenue, east side, 74 ft. $\frac{3}{4}$ in. south of West 34th street (Block 809, Lot 82), Borough of Manhattan.

64-48-A—6th Street Basin, between 2nd avenue and Gowanus Canal (Block 990, Lot 138), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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FEBRUARY 17, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 17, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

548-47-BZ—Application, June 5, 1947, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

850-47-BZ—Application, October 2, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rose Cardone, owner (Lustromatic Laundry Inc., lessee), to permit in a residence use district, a launderette, for a term of years; premises 101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

589-38-BZ—Application of Abraham L. Hyman, applicant, on behalf of 865 Realty Corp., owner, reopened January 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles; premises 303 West 51st street, north side, 58 ft. 10½ in. west of 8th avenue (Block 1042, Lot 28½ and part of Lots 29, 30, 30½, 31, 32, 33, 33½ and 34), Borough of Manhattan.

299-47-BZ—Application of New York Life Insurance Co., applicant and owner, reopened January 20, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, location of boiler house in residence district and the location of a gasoline service station in a business use district; premises: Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716, 7075-7077, 7080-7082, 7092, 7094, 7098-7105, 7114-7122, 5723 and 7138 and 7146), Flushing, Borough of Queens.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangley, owner, reopened

November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

284-32-BZ—Application of Burke, Morrison and Green, applicants, on behalf of Joseph Frummer, owner, reopened December 2, 1947, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station (previously denied by the Board under section 21), lubritorium, auto laundry, office and accessory sales; premises 193-07 to 193-19 Crocheron avenue, 35-02 Francis Lewis boulevard, northwest corner and 193-06 to 193-18 35th avenue (Block 5313, Lots 15 and 18), Flushing, Borough of Queens.

323-41-BZ—Application of Harry A. Yarish, applicant, on behalf of Harry Gleicher, owner, reopened June 10, 1947, under section 7h of the zoning resolution, to permit in a residence and business use district; the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 1709-1729 Surf avenue and 2931-2947 West 19th street, northeast corner (Block 7061, Lots 27, 31 and 36), Borough of Brooklyn.

386-44-BZ—Application of Irving M. Fenichel, applicant, on behalf of Staten Island Linen Supply, Inc., owner, reopened December 16, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension to existing laundry, and, also extension to existing garage for not more than five (5) motor vehicles, using more than the area permitted; premises 420 Targee street and 31-41 Roff street, northwest corner (Block 642, Lots 1, 5 and 7), Stapleton, Borough of Richmond.

431-47-BZ—Application, March 18, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Good Will Steam Laundry, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a business building, using more than the permitted area; premises 56 Grafton street, west side, 340 ft. 5 in. north of Sutter avenue (Block 3512, Lot 73), Borough of Brooklyn.

537-47-BZ—Application, May 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony and Joseph Garone, owners, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced; premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

666-47-BZ—Application, July 2, 1947, under section 21 of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Mol-Mon Realty Co., Inc., owner, to permit in an unrestricted use, D area district, the extension to existing garage for more than five (5) motor vehicles, using more than the area permitted; premises 70-39 83rd street, east side, 355.39 ft. south of Cooper avenue, and 70-40 84th street (Block 3809, Lots 12, 55 and 60), Glendale, Borough of Queens.

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684-47-BZ—Application, July 11, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium; premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

828-47-BZ—Application, September 29, 1947, under sections 7e and 7i of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Louis and Blanche Nathan, owners (Mel Chevrolet Sales Corp., lessee), to permit in a business use district, the extension to existing repair shop and auto salesroom, and the use of existing used car lot in conjunction with existing repair shop; premises 14-08 to 14-14 Far Rockaway boulevard and 13-01 Nameoke avenue (Block 23, Lots 22 and 25), Far Rockaway, Borough of Queens.

979-47-BZ—Application, November 6, 1947, under section 7i of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Herman Lieberman, owner, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop; premises 488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

15-48-BZ—Application, December 26, 1947, under sections 7f and 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Normandie Development Corp., Inc., owner, to permit in a business use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 216-224 West 58th street, south side, 211.2 ft. east of Broadway (Block 1029, Lots 43 to 46½), Borough of Manhattan.

61-48-BZ—Application, January 22, 1948, under section 7h of the zoning resolution, of John J. Gough, applicant, on behalf of City of New York, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 90-37 Parsons boulevard, east side, 100 ft. north of Jamaica avenue (Block 9756, Lot 6), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 17, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

986-47-A—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

887-47-A—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

1072-47-A—824 Jamaica avenue, south side, 87-15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, February 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

19-26-BZ—Application of Lama and Proskauer, applicants, on behalf of 1665 St. Marks Avenue Corp. and Michele Piccolo, owners (Green Lee Motors, lessee), reopened December 16, 1947, under sections 7c, 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage for more than five (5) motor vehicles, auto showroom, sale of new and used cars and motor vehicle repair shop (previously granted by the Board), to include paint and spray room, brake testing, wheel alignment, body and fender repairs, lubrication, and welding, using more than the permitted area, without the required rear yard, and with a proposed sign nearer to an arterial

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highway than is permitted; premises 1655-1663 St. Marks avenue, north side, 134 ft. west of Rockaway avenue (Block 1454, Lots 54, 58), Borough of Brooklyn.

391-47-BZ—Application, April 18, 1947, under section 7c of the zoning resolution, of Frank Gaertner, for Starrett and Van Vleck, applicants, on behalf of One Nelson Street Corp., Inc., owner (Arthur Tickle Engineer Works, lessee), to permit in a retail use district, the change of occupancy from factory on first floor, and office on mezzanine to machine shop, storage and welding on first floor and office of mezzanine; premises 385-393 Columbia street and 1-9 Nelson street, northeast corner (Block 520, Lots 1 and 3), Borough of Brooklyn.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

922-47-BZ—Application, October 20, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Marguerite K. Cramer, owner, to permit in a residence use district, the change in occupancy of dwelling and one (1) car garage to dwelling and bakery; premises 1015 Dean avenue, west side, 93.71 ft. north of Barkley avenue (Block 5465, Lot 25), Borough of The Bronx.

938-47-BZ—Application, October 28, 1947, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony Ferrant, owner, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted area; premises 2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

1033-47-BZ—Application, December 5, 1947, under section 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Undel Realty Corp., owner, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted; premises 1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

19-48-BZ—Application, January 7, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Sokoloff, owner, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area; premises 117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

486-47-BZ—Application, May 20, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Robert Romanelli, owner, to permit in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper; premises 149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

950-47-A—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

83-48-BZ—Application, January 30, 1948, under section 21 of the zoning resolution, of Board of Transportation, City of New York, applicant and owner, to permit in a business and unrestricted use, B area and Class 2 height district, the erection and maintenance of a building to a height in excess of that permitted without the required set-backs; premises 368-398 Jay street, 31-43 Willoughby street, northwest corner, and 363-371 Pearl street (Block 146, Lots 11 and 31), Borough of Brooklyn.

579-47-SA—Republic Gas Heater, Series No. 2 and Series No. 22.

766-47-SA—Clayton Steam Generators 10-100-HP, Models BG and WG, Gas Fired.

323-47-SM—Clip-Grip Metal Studs and Clips (for use with Wallboard and Gypsum Lath).

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

760-41-BZ—Application of William I. Hohauser, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

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1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

351-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, JANUARY 30, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

RULES

958-47-SR

SUBJECT—Proposed Rules governing Dry Cleaning as an accessory to the principal use in business districts as permitted pursuant to Article II, section 4 (a), subdivision 11 of the Zoning Resolution of the City of New York.

APPEARANCES—William G. Fullen, George McKinley, Harry M. Prince, Stanley Goldstein, MacNeil Mitchell, Ed. C. Wallace, Charles W. Merritt, Harry Silberschultz, Mrs. Hutchins, Samuel L. Becker and others.

ACTION OF BOARD—Laid over; hearing closed; date of further hearing (if any) to be published in the Bulletin.

Adjourned: 11:45 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 3, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 20, 1948, were approved as printed in the Bulletin of January 27, 1948, Vol. 33, No. 4.

ZONING APPLICATIONS

103-37-BZ

APPLICANT—Henry C. Brucker, for Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee).

SUBJECT—Application reopened March 16, 1943—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board).

PREMISES AFFECTED—61-10 to 61-18 (2514 to 2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Referred to Engineer of the Board for new date.

568-39-BZ

APPLICANT—Lama and Proskauer, for Sarah Foxon, owner.

SUBJECT—Application reopened July 1, 1947—re application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubricatorium and motor vehicle repair shop.

PREMISES AFFECTED—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over; date for decision to be set. Applicant to be notified.

836-42-BZ

APPLICANT—J. M. Berlinger, for Elhy Operating Corp., owner.

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SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail—1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Berlinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A.M. for further consideration.

544-47-BZ

APPLICANT—Charles M. Spindler, for Queens Hill Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted.

PREMISES AFFECTED—138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A.M., for decision by the Board.

561-47-BZ

APPLICANT—Max Horn, for William Hassett, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted.

PREMISES AFFECTED—127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 10, 1948 at 10 A.M., for decision by the Board; applicant to notify objectors present at last hearing by regular mail.

659-47-BZ

APPLICANT—Raymond Irrera, for Frances Tedesco, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, without the required set backs from rear and side lot lines.

PREMISES AFFECTED—46-02 to 46-10 244th street and 243-12 to 243-20 Alameda avenue, southwest corner (Block 8183, Lot 6), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and Leonard Tedesco.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board.

783-47-BZ

APPLICANT—Lama and Proskauer, for Goldring Motors, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars.

PREMISES AFFECTED—1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph G. Goldring.

For Opposition: Benjamin Friedland and Alexander E. Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edward Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A.M., for further consideration.

850-47-BZ

APPLICANT—Henry Nordheim, for Rose Cardone, owner (Lustromatic Laundry, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, a launderette, for a term of years.

PREMISES AFFECTED—101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 10 A.M., for further consideration.

857-47-BZ

APPLICANT—William A. Giesen, for Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

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APPEARANCES—

For Applicant: William A. Giesen and Jerome Healy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A. M., for further consideration.

877-47-BZ

APPLICANT—Philip W. Haberman, Jr., for Leonard S. Gans, Alfred L. Rose and Murray M. Rosenberg, owners (Williams Auction Sales Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1980-1998 Broadway, east side, 156-176 Columbus avenue, west side, from West 67th to West 68th streets, 101 West 67th street and 100 West 68th street (Block 1138, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip W. Haberman, Jr.

For Opposition: Lawrence Abrams, Martin Opitz, Bruce L. Campbell, L. Schiff, Louis Cohen, M. E. Harburger, J. E. Perlman and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed. Laid over, for consideration by the Board, and for decision. Date to be announced.

884-47-BZ

APPLICANT—William J. Burke, for Michael Zambrotto, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Alfred A. Lama, Michael Zambrotto and Michael Zambrotto, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A. M., for decision by the Board. The premises have been inspected by a committee of the Board.

924-47-BZ

APPLICANT—Lama and Proskauer, for Phil Rush Motor Sales, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c, 7i and 21 of the zoning resolution, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop.

PREMISES AFFECTED—103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner, (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Philip Rush.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 17, 1948 at 10 A. M., for applicant to file revised plans. The premises and surrounding area were inspected by a committee of the Board, which recommended that the plans be revised in certain respects.

74-41-BZ

APPLICANT—Henry Nordheim, for 532 East 137th Street Corp., owner.

SUBJECT—Application reopened July 8, 1947—re Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing building and the proposed change in occupancy from stores, live poultry market (previously granted by the Board) to stores, live poultry market and factory.

PREMISES AFFECTED—520-532 East 137th street, south side, 180 ft. west of St. Ann's avenue (Block 2264, Lot 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Jacob J. Pantell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

835-47-BZ

APPLICANT—William J. Burke, for E. Koepfel, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing automobile showroom, using more than the area permitted, to be used as an automobile showroom, new and used cars, servicing of cars and motor vehicle repair shop.

PREMISES AFFECTED—162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, Alfred A. Lama and E. Koepfel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

980-47-BZ

APPLICANT—Elias K. Herzog, for Solomon Zweig, owner.

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SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments.

PREMISES AFFECTED—163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice. The premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be withdrawn without prejudice, for reconsideration at a time when all apartments involved are vacated.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

922-46-BZ

APPLICANT—Henry Nordheim, for Apollo Bottling Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the extension of an existing building, using more than the area permitted and without the required rear yard, and the change of occupancy of second floor from dwellings to laboratory, kettle room, refrigerator room and storeroom.

PREMISES AFFECTED—629-635 East 136th street, north side, 134 ft. west of Cypress avenue (Block 2549, Lots 56 and 58), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (922-46-BZ)

WHEREAS, Henry Nordheim, for Apollo Bottling Co., Inc., owner, filed November 13, 1946, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the extension of an existing building, using more than the area permitted and without the required rear yard, and the change of occupancy of second floor from dwellings to laboratory, kettle room, refrigerator room and storeroom, affecting premises 629-635 East 136th street, north side, 134 ft. west of Cypress avenue (Block 2549, Lots 56 and 58), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting February 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated January 16, 1948, re Amend. to Alt. Applic. 462-46, reads:

"1. Proposed extension of present structure for commercial purposes in a residence use district is contrary to Art. 2, Section 3—Zoning Resolution.

2. Area of structure at curb level is excessive, same cannot occupy more than 55% of present unoccupied area of lot. Art. 4, Section 14-C.

3. Proposed change of second floor of existing premises from 2-families to laboratory, kettle room, refrigerating room and storage room is contrary to Section 3—Zoning Resolution. Premises formerly approved for factory, 3-car garage and 2-families.

4. Provide lawful rear yard, Section 14(a) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 112-ft., 6 in. front by 100 ft. depth, on which is located a building 62 ft., 6 in. front by 100 ft. in depth; two stories, 24 ft., 6 in. in height, of Class 3 construction, presently used as a soda water bottling business; that the shed on lot 56 is to be demolished; that it is proposed to build an extension to existing building on lot 58 to the side; 50 ft. front by 100 ft. in depth, one story 15 ft. in height, of Class 3 construction, to be used for the storage of boxes of soda water, prior to shipment; that the second floor is to be converted into laboratory, kettle room, refrigerator room and store room (Lot 58); that the 3-car garage is not to be maintained and the two apartments over existing factory have been removed; and

WHEREAS, the applicant contends that the present building is occupied by a soda water bottling business; that the bottling will continue to be done therein and the new extension is merely for the storage of boxes of soda water bottles prior to shipment and off-street loading and unloading; that this was an unrestricted district until April 5, 1939, when a small area was transferred to the residence district; that on lot 56 on which proposed extension is to be built there is at present a lumber yard with frame shed; that it is to be demolished; that this site is only 34 ft. west of the Cypress Ave. business district and the easterly 400 ft. affected area extends into unrestricted territory; that the present building was purchased by this owner in 1920 and the lot 56 was purchased October 10, 1927 for future business expansion; that more space is now needed; that for this last reason, section 21, hardship, is a basis; that element should be considered in view of the fact the lot was purchased with a view to certain improvement corresponding to the district use only to find the use changed afterwards; that it is next to confiscation, for with the array of commercial buildings on the same side of the street no one would construct a residential building on the 50 ft. lot with such neighbors; that as to objection 2, a 50% use of a lot valued at \$8,000 could not bring sufficient revenue to pay the taxes no matter what type of residence would be placed thereon; that as to objection 3, the two apartments on the second floor were vacated some time ago and the space is now used as proposed as floor space for bottling activities was so limited; that as to objection 4, the present building is 100 ft. deep at first floor level and proposed extension should be likewise 100 ft. deep, as a rear yard would ultimately become only a garbage hole from use of tenants in rear tenements; and

WHEREAS, the proposed use is in substitution of an existing nonconforming use of a lumber yard; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution as to use and that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area and use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e and section 21 for a term of fifteen (15) years, to permit the construction of an additional building as proposed and indicated on plans filed with this application, marked "Received November 13, 1946" (5 sheets), *on condition* that the proposed building shall comply with the requirements of the Building Code in all respects; that all loading and unloading of product of the bottling works which also occupies lot 58 shall be done off the street and within the building proposed on lot 56 with suitable shipping platform and sufficient space

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so arranged as to accommodate all trucks but not for overnight storage; and to permit the extension of the use of the present building on lot 58 to include the existing second floor as proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows installed in the rear or side wall to the east of the proposed building; that this variance shall continue only so long as the premises are occupied as proposed by the present concern or its successors in the same line of business; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

330-47-BZ

APPLICANT—Henry Nordheim, for 2068 Jerome Avenue Corp., owner (Lechner Motor Car Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the change in occupancy from stores and supplies to motor vehicle show-room, storage and motor vehicle repair shop.

PREMISES AFFECTED—2070-2076 Jerome avenue, east side, 176.66 ft. north of Burnside avenue (Block 3179, Lot 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (330-47-BZ)

WHEREAS, Henry Nordheim for 2068 Jerome Avenue Corporation, owner, Lechner Motor Car Company, lessee, filed April 7, 1947, an application under sections 7i and 21 of the zoning resolution, to permit in a business use district the change in occupancy from stores and supplies to motor vehicle showroom, storage and motor vehicle repair shop, affecting premises 2070 to 2076 Jerome avenue, east side, 176.66 ft. north of Burnside avenue (Block 3179, Lot 8), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jerome avenue is in a business use, B area and Class 1½ height district; Burnside avenue is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 13, 1947, re Alt. Applic. 146-47, reads:

"1. Proposed use of premises in part for a motor vehicle repair shop in a business use district is contrary to Art. 2, Sec. 4 (2) zoning resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 123.15 ft. frontage by 100 ft. in depth, on which is located a building 123.15 ft. front by 95 ft. in depth, one story, 13 ft. in height, of Class 3 construction; that it is proposed to use a part of the building as a motor vehicle repair shop in conjunction with agency already on premises and for putting used cars in mechanical condition; and

WHEREAS, the applicant contends that this building now contains in the southerly portion the sales room for the Kaiser-Frazer automobile with its attendant motor parts stock rooms; that the center section is occupied as a storage room for children's bed springs and carriages and it is the northerly section as shown on the plot plan where the repairing of motor vehicles is proposed; that this building

being situated on Jerome avenue; that there are more garages to the north and south; that this building was originally built as stores and the certificate of occupancy filed states "stores and supplies"; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this is a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof, to permit minor repairing, as proposed, in connection with the Kaiser-Frazer sales agency occupying the premises; that such repairing shall be only in connection with the new and used cars dealt in by the agency and shall consist of minor repairs only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased further in height or occupancy; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

423-47-BZ

APPLICANT—Michael Levine, for Chester R. Thomas, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling.

PREMISES AFFECTED—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (423-47-BZ)

WHEREAS, Michael Levine, for Chester R. Thomas, owner, filed May 7, 1947, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling, affecting premises 67 Rochester avenue, east side, 66.8 ft. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting January 9, 1948, after due notice by publication in the Bulletin, and laid over to January 27, 1948 and again to February 3, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Rochester avenue is in residence and manufacturing use, C area and Class 1 height districts; Pacific street is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 24, 1947, re Alt. Applic. 5165-46, reads:

"1. Changing occupancy from Residential to Business use in a Residential zone is contrary to Art. II, sect. 3 of Zone Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot 16.8 ft. front by 100 ft. in depth on which is located a building 16.8 ft. front by 40 ft. in depth, 2 stories, 21 ft., 5 in. in height, presently unoccupied; formerly used as a dwelling (Class 4 construction) for two families; that it is proposed to alter the ground floor for use as a store with an apartment on the 2nd floor; and

WHEREAS, the applicant contends that the building is in a generally rundown district with many unrestricted uses immediately surrounding it; the owner, who is an attorney, desires to alter the premises so as to make it habitable for himself and family; that while under Section 3, subdivision 9c, the owner is permitted to practice his profession within the premises, permission is requested for him to also engage in the real estate business and possibly rent out part of the store for some other business purpose; that extensive repairs are required; that on a short 200 ft. block on which building is located, 150 ft. are utilized by a gasoline station and a lumber yard; that there are only two other buildings on same side of the street (one immediately adjoining and is being vandalized); that in view of the foregoing and since the premises face a large ice plant, it is apparent no injury would be inflicted on the surrounding property owners and that the use for store and residential purposes, fully modernized, will in fact improve the block; that the owner is a veteran and his former office was condemned by the City in connection with a housing project in the vicinity; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the adjoining building to the north has been demolished and incorporated into the plot of the adjoining gasoline station apparently without permit; and

WHEREAS, the premises are found already occupied by owner for attorney's office; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of ten (10) years, to permit the portion of the building on the ground floor, as indicated on plans filed with this application marked "Received August 8, 1947" (3 sheets) to be occupied for professional business use, limited to an occupancy by a lawyer or real estate broker or both; that in all other respects the building shall be maintained as proposed and shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. 424-47-A; that such portable fire-fighting appliance shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

481-47-BZ

APPLICANT—Lama and Proskauer, for Rosario Esposito, owner (George P. Kirschner, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change of occupancy from garage for five (5) motor vehicles to motor vehicle repair shop (radiator and fender repairs) for a term of five (5) years.

PREMISES AFFECTED—30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (481-47-BZ)

WHEREAS, Lama and Proskauer for Rosario Esposito, owner (George P. Kirschner, lessee) filed May 15, 1947 an application under section 7i of the zoning resolution, to permit in a business use district, the change of occupancy from garage for five (5) cars to motor vehicle repair shop (radiator and fender repairs) for a term of five (5) years, affecting premises 30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, lot 16), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Conselyea street and Lorimer street are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent dated May 6, 1947 on Alt. Applic. 770-47 reads:

"1. The change of use from five car garage to auto repair work, radiator and fender repair, of this bldg. located in a business use district is contrary to the Zoning Res. Art. II, Sect. 4 (a) (29)."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 75 ft. in depth, on which is located a building 25 ft. front by 75 ft. in depth, one story, 11 ft. in height, of class 3 construction, and presently used as a five car garage; that it is proposed to convert the existing building use to repairs to motor vehicles (radiators and fenders); and

WHEREAS, the applicant contends that there are several garages in the area, block 2571, lot 40 and lot 39; that the proposed use will in no way interfere with the future development of this area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the premises are now occupied as proposed; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7i thereof, for a term of five (5) years, to permit the premises to be occupied for a motor vehicle repair shop as proposed, *on condition* that the work shall be by hand tools only and there shall be no chassis or fender work or other work producing undue noise; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all windows at the rear shall be glazed with wire glass and shall be unopenable; that no new openings in the side or rear walls shall be constructed; that if any additional skylights are constructed in the roof such skylights shall be not nearer than 25 ft. to the rear lot line; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

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858-47-BZ

APPLICANT—Lama and Proskauer, for Dahill Association, Inc., owner (John F. Wilson, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop.

PREMISES AFFECTED—3413-3415 Ft. Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (858-47-BZ)

WHEREAS, Lama and Proskauer, for Dahill Assoc. Inc., owner, filed August 11, 1947, an application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop, affecting premises 3413 to 3415 Fort Hamilton parkway, south side, 150 ft. east of Chester avenue (Block 5303, Lot 15), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 9, 1948, after due notice by publication in the Bulletin, and laid over to January 27, 1948 and again to February 3, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Fort Hamilton parkway is in a business use, C area and Class 1 height district; Chester avenue is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 30, 1947 re N.B. Applic. 715-47, reads:

"1. Motor vehicle repair shop within a business use district is contrary to Art. 2, Sect. 4a-29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 101 ft., 11½ in. in depth, presently vacant. It is proposed to construct a bldg. 25 ft. front by 75 ft. in depth, one story, 13 ft. 4 in. in height of Class 3 construction, to be used, as a store for sale of automobile appliances, motor vehicle repair shop, for repairs of ignition, radio, electrical systems of cars and for motor tune ups; and

WHEREAS, the applicant contends that the motor vehicle repairing will consist merely of installation of electrical equipment bought on the premises; that it is not the intention of the owner to do actual automobile repairing; that in the immediate area are several nonconforming uses, to wit, Lot 32, Block 5302 and Lot 48 improved with two gasoline service stations; that on Lot 25, Block 503 are greenhouses; that immediately adjoining the plot to the east, lot 18, is improved with a gasoline service station; that Fort Hamilton Parkway is a main automobile artery leading from east to west; to the North, block 902, is Greenwood Cemetery; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be granted under conditions; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does

hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof to permit motor vehicle repairing to be carried on as proposed, *on condition* that the repairing shall be done by hand tools only in conjunction with the other work as proposed; that there shall be constructed across the lot 15 feet from the rear line a masonry wall not less than 6 feet in height with no opening therein except an access door or gate not over 3 ft. in width; that along the rear lot line and side lot line up to such wall there shall be erected a woven wire fence of the chain link type with anchor steel posts not less than 6 feet in height; that a similar fence shall be erected along the side lot line to the west from the cross-wall to the building line of Fort Hamilton Parkway; that in all other respects the premises shall be arranged and landscaped as proposed and as indicated on plans, marked "Received August 11, 1947" (3 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

868-47-BZ

APPLICANT—William Burke, for Koepfel Nash, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as an automobile showroom, servicing and repairs to motor vehicles, wheel alignment, brake testing, parts department and auto laundry.

PREMISES AFFECTED—153-26 Hillside avenue, south side, 225 ft. east of 153rd street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, John F. Fitzsimons, Alfred A. Lama and G. Cohen.

For Opposition: John L. Gwydir.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee

Negative 0

THE RESOLUTION (868-47-BZ)

WHEREAS, William Burke, for Koepfel Nash, Inc., owner, filed August 12, 1947, an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as automobile showroom, servicing and repairs to motor vehicles, wheel alignment, brake testing, parts department and auto laundry; premises: 153-26 Hillside avenue, south side, 225 feet east of 153rd street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, December 16, 1947, after due notice by publication in the Bulletin, and laid over to January 27, 1948 and again to February 3, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a business use, C area and Class 1½ height district; 88th avenue is in residence and retail use, C area and Class 1½ height districts; and

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WHEREAS, the decision of the borough superintendent, dated August 6, 1947, re Alt. Applic. 1919-47, reads:

"1. The proposed extension of a building which is partially in a business use district and partially in a residence use district and used for auto show room (new and used cars), servicing and repairs, wheel alignment, brake testing, parts department and auto laundry is contrary to Art. II, sec. 4a, subd. 29 and Art. II sec. 3 of the B.Z.R.

2. Proposed extension exceeds allowable area in a C area district and is contrary to Art. IV, sec. 13b of the B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 75 ft. front by 301.10 ft. in depth (irregular) 135 ft. deep on second floor, 35 ft. in height (fronting Hillside Ave.); that there are two 1-family dwellings fronting on 88th avenue and 2-car concrete garage; that it is proposed to demolish the two-frame dwellings and garage facing 88th avenue and extend the existing automobile showroom and servicing of automobiles by constructing a one story structure measuring 87.5 ft. by 150 ft.; that there will be no entrance or exit for motor vehicles to 88th avenue; and

WHEREAS, the applicant contends that the building is now being used as an automobile show room, servicing and minor repairs of cars, in conjunction with this use; that the original building was constructed under New Bldg. 2678-07 which called for a public garage; that under Cal. 819-29-BZ an application was granted by the Board of Standards and Appeals to permit the erection and maintenance of a garage for more than five motor vehicles and the installation of a gasoline service station, which proposed building was never erected; that the proposed building coverage is 14,323 square feet; that the allowable building coverage in a "C" area is 9,459 square feet, the excessive area in proposed extension being 4,864 square feet; that therefore, in view of the fact the structure will be so designed as not to interfere with the residential characteristics and will be set back 15 ft. from the building line, the proposed alteration will in no way affect the adjoining property owners; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions, in accordance with revised plans filed December 22, 1947 (2 sheets); and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the applicaiton of the area and use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7i and 21 thereof, to permit the extension of the building as proposed and as indicated on revised plans, marked "Received December 22, 1947" (2 sheets), *on condition* that the building shall not be further extended in height or area; that the plans indicating the 88th avenue elevation shall be carried out; that there shall be no openings to 88th avenue, except one door solely for exit purposes; that all windows facing 88th avenue shall have fixed sash; that the opening between the proposed rear extension and the existing front buildings where ramp occurs shall be protected with fireproof doors complying with the requirements of the Building Code for a fire wall and the wall separating the new building and the present front building shall be not less than 8 in. brick wall for the full height; that the building may be occupied as proposed for the servicing of cars in connection with the sales agency occupying the premises, *on condition* that along the easterly line toward Hillside avenue there shall be erected a wall not less than 6 ft. in height or an ornamental steel picket fence

of same height with entrance to such space only from Hillside avenue through a curb cut, as proposed, not exceeding 25 feet in width; that the building shall not be further increased in height; that there shall be no openings from the building to adjoining yards either to the east or west; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that existing signs on the building and all other signs erected, if any, shall be in compliance with the zoning resolution and no signs shall be erected on the roof or on the 88th avenue elevation; that the 15 ft. setback from 88th avenue shall be maintained in good condition and landscaped as proposed; that a fence shall be continued from the building to 88th avenue both to the east and west; that such fence may be of ornamental steel pickets not less than 5 feet in height; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

1086-47-BZ

APPLICANT—Henry Nordheim, for Pan-American Iron Works, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to offices (basement and first floor) and class "A" multiple dwelling (3rd and 4th floors).

PREMISES AFFECTED—380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (Block 1817, Lot 101), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and Julius Farb.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1086-47-BZ)

WHEREAS, Henry Nordheim, for Pan-American Iron Works, Inc., owner, filed December 9, 1947, an application under sections 7e and 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from Class "A" multiple dwelling to offices (basement and first floor), and Class "A" multiple dwelling (3rd and 4th floors), affecting premises 380 Pleasant avenue, east side, 16.9 feet north of East 120th street (Block 1817, Lot 101), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Pleasant avenue and East 120th street are in a residence use, A area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated December 5, 1947, re amendment to Alt. Applic. 1832-47, reads:

"A2. Proposed change in occupancy is in violation of Article 2, paragraph 3 of the zoning resolution and is therefore not acceptable."

and

WHEREAS, the applicant states that the premises consist of a plot 16 ft. 8 in. front by 71 ft. 3 in. in depth, on which is located a building 16 ft. 8 in. front by 50 ft. in depth, 4 stories and basement, 55 ft. in height, of Class 3 construction, classed as a Class "A" multiple dwelling; that the basement and 1st floor are presently vacant; that it is proposed to convert the basement and first floor to offices

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and drafting room to be used in conjunction with existing iron works located at 381 Pleasant avenue, directly across the street; that the rooms are not to be altered structurally but will be used exactly as they are now; that the 3rd and 4th floors will remain as dwellings; and

WHEREAS, the applicant contends that the owner desires to convert the basement rooms and first floor to offices; that he operates the iron works directly opposite the corner of Pleasant avenue and East 120th street, where the noise disturbs the office force; that therefore, they desire to remove their office from the building in the iron yard to quieter quarters; that their business requires a drafting room where quiet is essential; that the present office space will be converted to locker space with no extension into such space for manufacturing; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution; and

WHEREAS, the applicant has furnished information from the Temporary City Housing Commission that there is no objection to the occupancy of the basement and the first floor as proposed.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, to permit the occupancy as proposed of the existing building as shown on plans marked "Received December 9, 1947" (2 sheets) *on condition* that the building shall not be increased in height or area; that the use as proposed shall be restricted to the existing basement and first floor; that this variance shall continue only so long as the building is occupied as proposed as offices and drafting room for the Pan-American Iron Works while located at the northwest corner of East 120th street and Pleasant avenue; that the upper three stories shall remain for residence use; that access to the office use shall be solely through the basement entrance and not through the main entrance which shall be exclusively for the upper apartments; that signs shall be restricted to a sign not over two sq. ft. at the basement story; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

630-47-A

APPLICANT—Lama and Proskauer, for Sarah Foxson, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (Under section 35, General City Law re bed of mapped street—15th avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over; date for decision to be set; applicant to be notified.

1016-47-A

APPLICANT—L. E. Driver, for New York Dock Company, owner (Bull Insular Company, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—24-38 Columbia street and 2-26 Pacific street, southwest corner, Pier 23 foot of Pacific street (Block 287, part of Lot 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Quentin O. Young and L. E. Driver.

ACTION OF BOARD—Hearing closed. Laid over for inspection by the Board and for decision by the Board. Applicant to be notified of new date.

424-47-A

APPLICANT—Michael Levine, for Chester R. Thomas, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (street floor); (Block 1338, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (424-47-A)

WHEREAS, Michael Levine for Chester R. Thomas, owner, filed May 7, 1947 an appeal from a decision of the borough superintendent, affecting premises 67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, lot 5), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 24, 1947 on Alt. Applic. 5165-46 reads:

"2. Changing occupancy from Residential to Business use in a frame Bldg. is contrary to sects. 2.1.3.5 and 4.2.1. of Bldg. Code."

and

WHEREAS, the applicant states that the building is two stories, 21 ft. 5 in. in height, 16.8 ft. by 40 ft. in area, of class 4 construction, erected about 1924, located on a lot 16.8 ft. by 100 ft. in area, in a residence use C area class 1 height district, now unoccupied and proposed to be used and occupied as follows: cellar—ordinary; 1st floor—store and one family dwelling; 2nd floor—one family dwelling; that there are two 34 in. wide wood stairs, wood enclosed, equipped with wood doors which are self-closing; that stair-hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that a variance is requested to permit the proposed business use on the same grounds set forth in connection with an application for a zoning variance filed under Cal. 423-47-BZ.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 5165-46, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to objection 2, *on condition* that the requirements of the resolution adopted this day under Cal. 423-47-BZ shall be complied with.

869-47-A

APPLICANT—William Burke, for Koeppel Nash Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-26 Hillside avenue, south side, 225 ft. east of 153d street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

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APPEARANCES—

For Applicant: William J. Burke, John F. Fitzsimmons, Alfred A. Lama and G. Cohen.
For Opposition: John L. Gwydir.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (869-47-A)

WHEREAS, William Burke for Koeppel Nash Inc., owner, filed August 12, 1947 an appeal from a decision of the borough superintendent, affecting premises 153-26 Hillside avenue, south side, 225 ft. east of 153rd street running through to 153-23 to 153-29 88th avenue (Block 9763, lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated August 6, 1947 on Alt. Applic. 1919-47 reads:

"3. Proposed use in a non-fireproof building two stories in height is contrary to sec. 4.2.1, B. C.

4. Proposed extension exceeds allowable area for a non-fireproof building, contrary to sec. 4.2.1, B.C."

and

WHEREAS, the applicant states that the existing building is 50 ft. front on Hillside avenue, 175.8 ft. in depth at 1st floor and 50 ft. by 135 ft. in depth at second story, of class 3 construction, erected in 1907, used and occupied as follows: cellar—boiler room; 1st floor—automobile showroom, servicing, motor vehicle repairs and parts department—10 persons; 2nd floor—auto servicing, repairs, automobile laundry—2 persons; that there are two two-story frame dwellings and one two-car concrete block garage, located on the portion of the plot fronting on 88th avenue; that it is proposed to erect thereon a one story building 18 ft. 4 in. in height, of class 3 construction, to be used for automobile servicing and repairing as indicated on plans filed with application for a zoning variance under Cal. 868-47-BZ; and

WHEREAS, the applicant contends that the building was constructed under N. B. 2687-0/ for public garage and it is now proposed to demolish the two frame dwellings facing on 88th avenue and extend the existing automobile showroom and servicing of automobiles by constructing a one story structure 87.50 ft. by 150 ft. of colonial design so as to be in conformity with the residential area; that no exit or entrance of motor vehicles will be provided from 88th avenue; that the proposed building coverage is 14,323 sq. ft. which exceeds the allowable coverage under section 4.2.1 of the building code; that the proposed extension will be only one story in height and set back 15 ft. from the building line.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1919-47, objections 3 and 4, be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 868-47-BZ shall be complied with.

999-47-A

APPLICANT—Lama & Proskauer, for Wartel Realty Corp., owner (Clarkson & Ford Co., Inc., lessee).

SUBJECT—Appeal from a decision, re an order of the fire commissioner.

PREMISES AFFECTED—55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: H. L. Bernstein, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (999-47-A)

WHEREAS, Lama and Proskauer, for Wartel Realty Corp., owner; Clarkson & Ford Co., Inc., lessee, filed November 5, 1947, an appeal from a decision and order of the fire commissioner, affecting premises 55 Water street, southeast corner of Cuylers Alley (Block 32, Lot 7), Borough of Manhattan; and

WHEREAS, Order No. 52481 C, issued by the Fire Commissioner May 14, 1947, and repeated in his decision of October 6, 1947, reads:

"Surrender to bearer your Fire Department permit #25336 dated to expire February 11th, 1948 which is hereby revoked:

Reason: Unsafe conditions due to apparent overloading and poor housekeeping conditions.

YOU ARE THEREFORE, HEREBY, ORDERED AND REQUIRED TO:

2—Provide an approved automatic extinguishing system for use on oil fires."

and

WHEREAS, the applicant states that the building is 5 stories and attic, 63 ft. in height, 28 ft. 2 in. by 80 ft. 3 in. in area, Class 3 construction, located in an unrestricted use, A area and Class 2 height district; used and occupied since 1907: Cellar, boiler-room, storage of full and empty drums; 1st floor, filling, receiving and shipping, 7 persons; 2nd and 3rd floors, offices & storage of oils, 4 and 2 persons, respectively; 4th floor, office, laboratory and storage of oil, 1 person; 5th floor, storage of oil, 0 persons; attic, storage of empty drums and painting, 1 person; that no change in use or occupancy is proposed; that the building is equipped with one 3 ft. wide wood stairs, enclosed in wood studs and plaster, equipped with wood doors on 1st and 2nd floors only; that stairhall leads directly to street; that there is one fire escape at the front extending to roof by ladder and street by ladder; that windows and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant contends that the drums stored on premises contain lubricating and tempering oils; that the attic is used for storage of empty drums and painting of drums by hand for re-use; that the entire premises are used for blending and thinning of lubricating and tempering oils in tanks; these tanks contain steam coils to heat the oil but the thinned product is agitated by air pressure and put in 55 gallon steel drums for shipment; that grease and whale oil soap are stored and resold; that the flashpoints of materials used are as follows:

Lubricating oil	400° F.
Tempering Oil	500° F.
Grease, melting point	200° F.
Whale Oil (water immersed) melting point	500° F.
Combustion point—	600° F.

that the premises are provided with one two gallon Foamite extinguisher on each floor which was ordered installed by the Fire Commissioner several years ago; that there is no open flame under any of the thinning or blending tanks; that request is made to set aside Order No. 52481C, Item 2, inasmuch as the oil stored on the premises have flashpoints of 400° F. or greater; and

WHEREAS, the Borough Superintendent notified the Fire Department, under date of June 26, 1947, that the flooring had been repaired and that the floors were not then overloaded beyond safe carrying capacity; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the order of the fire commissioner acting on Order 52481-C, be and it here is *affirmed* and that the appeal be and it hereby is *denied*.

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1087-47-A

APPLICANT—Henry Nordheim, for Pan-American Iron Works, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—380 Pleasant avenue, east side, 16 ft. 9 in. north of East 120th street (basement & 1st fl.); (Block 1817, Lot 101), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and Julius Farb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1087-47-A)

WHEREAS, Henry Nordheim, for Pan-American Iron Works, Inc., owner, filed December 17, 1947, an appeal from a decision of the borough superintendent, affecting premises 380 Pleasant avenue, east side, 16 ft. 9 in. north of East 120th street (basement & 1st fl.), (Block 1817, Lot 101), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated December 5, 1947, on Alt. Applic. 1832-47, reads:

"A-1. Proposed alteration is in violation of Local Law 66-47, and is therefore not acceptable."

and

WHEREAS, the applicant states that the building is basement and 4 stories (55 ft.) in height; 16 ft. 8 in. by 50 ft. in area, located on a lot 16 ft. 8 in. by 71 ft. 3 in. in area, in a residence use, A area, Class 2 height district, used and occupied since 1910: Cellar, boilerroom and storage; basement and 1st floor combine, 1 family; 2nd, 3d and 4th floors, one family each, proposed to be used and occupied: Cellar, same; basement—offices, 2 stories; 1st floor—offices, 4 persons; 2nd, 3rd and 4th floors, one family; that the building is equipped with one 3 ft. wide wood stairs, enclosed in partitions of wood studs, plastered, equipped with wood, self-closing doors and leading direct to street and provided with ladder and scuttle to roof, and one fire escape at rear leading to roof by ladder and to yard by ladder with egress to street through basement; and

WHEREAS, the applicant contends that the objection of the borough superintendent can be overcome by proof to be furnished by an affidavit of the occupant of the basement and 1st floor that he will not be dispossessed from the premises and that he is vacating premises as part of the sale conditions under which the present owner took title; and

WHEREAS, the applicant has furnished information from the Temporary City Housing Commission that there is no objection to occupancy of the basement and first story as proposed and therefore not in violation of local law 66.

Resolved, that the decision of the borough superintendent dated December 5, 1947 on Alt. Applic. 1832-47, Objection A-1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the requirements of the resolution adopted this day under calendar No. 1086-47-BZ shall be complied with and that in all other respects the requirements of all laws and rules shall be complied with.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 3, 1948.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

51-29-S

APPLICANT—Murphy, Block, Sullivan and Sawyer, for Packard Motor Car Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Variation of the labor law as cited in a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—773-787 11th avenue, west side, from West 54th to West 55th streets, 603-617 West 54th street and 604-614 West 55th street (Block 1102, Lots 29-36, 36½, 37, 40 and part of Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Sawyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (51-29-S)

WHEREAS, this application from a decision of the superintendent of buildings, affecting premises 773-787 11th avenue, west side, from West 54th street to West 55th street, 603-617 West 54th street and 604-614 West 55th street (Block 1102, Lots 29-36, 36½, 37, 40 and part of Lot 23), Borough of Manhattan, was granted by the Board on April 30, 1929, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution, based on a decision of the fire commissioner, dated December 12, 1947, re the fire alarm system.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 30, 1929 by adding thereto:

"that the fire alarm signal system stated by the applicant to be installed in the building may be omitted provided such system is not required by any law based on the construction and occupancy of the building."

645-42-A

APPLICANT—Samuel Rosenblum, for Esther Burros, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from orders of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—212-214 Water street, west side, 87 ft. 4 in. south of Beekman street (Block 95, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (645-42-A)

WHEREAS, this appeal from orders of the fire commissioner affecting premises 212-214 Water street, west side, 87 ft. 4 in. south of Beekman street (Block No. 95, Lot No. 3), Borough of Manhattan, was granted by the Board on December 22, 1942, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1942, only so far as it has reference to the construction of the fire escape on the rear of the building, so that as amended this portion of the resolution shall read:

"... that a fire escape complying with the requirements of the Labor Law shall be constructed on the rear or front of the building."

255-43-A

APPLICANT—George Kent Weldon, for Hyland Nursing Home, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—28-53 216th street, north side, 477.32 ft. east of 38th avenue (Block 6019, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George Kent Weldon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (255-43-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 28-53 216th street, north side, 477.32 ft. east of 38th avenue (Block 6019, Lot 1), Bayside, Borough of Queens, was granted by the Board on October 5, 1943 for a term of two (2) years on certain conditions; and

WHEREAS, the term of variance was extended and the resolution was amended on January 22, 1946 and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 5, 1943, as amended through January 22, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted for a term of three (3) years from the date of this amended resolution... and that other than as herein amended the conditions of the resolution of January 22, 1946, shall be complied with (Alt. App. 1628-44)."

621-43-A

APPLICANT—Lama and Proskauer, for Belmont Smelting and Refining Works, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order and a decision of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—314-330 Belmont avenue, south side, from Alabama to Georgia avenues, 261-285 Alabama avenue and 272-284 Georgia avenue (1st and 2nd floors); (Block 3752, Lots 3, 6, 9, 11, 13, 15, 20, 21, 22 and 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (621-43-A)

WHEREAS, this appeal from an order and decisions of the fire commissioner, affecting premises 314-330 Belmont avenue, south side between Georgia avenue and Alabama avenue, 261-285 Alabama avenue and 272-284 Georgia avenue (1st and 2nd floors); (Block 3752, Lots 3, 6, 9, 11, 13, 15, 20, 21, 22 and 25), Borough of Brooklyn, was granted by the Board on May 16, 1944, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states the same type of work is being carried on in the building as formerly although not now being directly for the U. S. Government.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 16, 1944, so that as amended this resolution shall read:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the labor law, as cited in Order 10990-LF, item 1, of the fire commissioner and that the appeal be and it hereby is *granted on condition* that no additional windows shall be barred other than those indicated on plans filed with this appeal "Received May 11, 1944—1st and 2nd floors"; that all existing exits from the several sections of the building and to the street through gates in the unbuilt upon areas, shall be maintained and shall be readily openable during working hours; that a door, complying with the requirements for an opening protective assembly in a fire wall, shall be constructed and maintained between the rear sections marked "Packing" and "Metal Storage"; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 47-21-A."

362-47-A

APPLICANT—Leo Strier, for Randall Manor Residents Assn., Inc.; Edward Arthur Hurst and Anna Memoly, Adjoining owners.

OWNER OF PREMISES—Castleton Housing Corp.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permits N.B. 387, 388, 389, 402 to 406, inclusive, 439 and 440-46.

PREMISES AFFECTED—494-496, 518, 520-526, 558, 568, 574-578, 608-618, 622-626, 636-638 Castleton avenue, south side, 62-64 Hart boulevard, east side, and 4-8 Hunter place, west side (Block 131, Lots 1, 2, 3 and 17; Block 132, Lots 17, 81, 367 and 397), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Leo Strier.

For Opposition: Emil L. Baar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock and Commissioner

Blum and Deputy Chief Guinee 3

THE RESOLUTION (362-47-A)

WHEREAS, Leo Strier for Randall Manor Residents Association, Inc., Edward Arthur Hurst and Anna Memoly, adjacent owners, filed April 23, 1947 an appeal from a decision of the borough superintendent refusing to revoke approval of plans and an application for revocation of building permits, affecting premises consisting of blocks bounded by Castleton avenue, Randall avenue, Ridgewood place; Castleton avenue, Hart boulevard, Randall avenue and Elwood place; Castleton avenue, Hart boulevard, Hunter place and Elwood place; Castleton avenue, Hunter place, Walbrooke avenue, Abby place, and Castleton avenue, Walbrooke avenue, Delafield avenue and Kissel avenue (Block

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132, Lots 397, 81 and 367; Block 131, Lots 1, 3 and 17), West New Brighton, Borough of Richmond, owned by the Castleton Holding Corporation; and

WHEREAS, the decision of the borough superintendent dated March 24, 1947 on N.B. Applications 387, 388, 389, 402, 403, 404, 405, 406, 439 and 440 of 1946 reads:

"Receipt is acknowledged of your letter of March 20th, 1947 in which you request that I revoke the approval of, and refuse to issue permits for the erection of the proposed new development of the Castleton Housing Corporation. The application numbers and locations of the proposed buildings referred to are as follows:

File Number	Lot	Block	Premises
NB440-1946	3	131	518 Castleton Avenue
NB405-1946	17	131	494-496 Castleton Avenue
NB402-1946	397	132	574-576-578 Castleton Ave.
NB403-1946	397	132	558-568 Castleton Avenue
NB404-1946	397	132	62-64 Hart Boulevard
NB406-1946	81	132	636-638 Castleton Avenue
NB387-1946	367	132	608-618 Castleton Avenue
NB388-1946	367	132	4-6-8 Hunter Place
NB389-1946	367	132	622-626 Castleton Avenue
NB439-1946	1, 2, 3	131	520-526 Castleton Avenue

(Including former plan NB438-1946 since withdrawn)

Contrary to your assertion the plans approved comply with this department's interpretation of the Zoning Resolution, Building Code, Multiple Dwelling Law and rules and regulations of the Board of Standards and Appeals. Your request to revoke the approvals, and refuse to issue the permits for the erection of these structures is therefore denied."

and

WHEREAS, the applicant states that the premises as described on plans filed with this appeal marked "Received July 31, 1947" is located in a residence use E area Class ¾ height district; and

WHEREAS, the applicant contends that the type of structures proposed have always been considered as attached row type two family dwellings; that the buildings lack the required side yards; that to circumvent the zoning laws approval was obtained by technicalities, declarations and interference with the borough superintendent by the office of the Commissioner of Housing and Buildings and other departments in Manhattan; that plans were filed August 26, 1946 as row type attached two family dwellings and the Randall Manor Residents Association, Inc., protested the proposed violation to the borough superintendent and the plans were disapproved October 1, 1946 as being in violation of the zoning resolution; that the owner took no appeal from said disapproval but instituted a series of discussions with the office of the Commissioner and other departments in Manhattan and subsequently on January 20, 1947 filed declarations in the office of the clerk of Richmond County to the effect that the owner would not dispose of the premises except as one parcel of land for each application number; that the applicant learned that the plans would be reintroduced with the approval of the Commissioner of the Department of Housing and Buildings; that the Association protested with the sole effect that a new set of declarations were filed with the County Clerk's Office; that finally on or about February 17, 1947 new specifications were filed with the borough superintendent showing little fundamental difference in the general construction of the houses from their original filing except for changes in the entrance hallways, fire retarding of cellar ceilings, etc., in an attempt to conform with the Multiple Dwelling Law; that plans were then returned to Manhattan and on or about March 3, 1947 N.B. 438-46 was withdrawn and incorporated into N.B. 439-46 in a further attempt to technically disguise the nature of the structures involved; that on March 18, 1947 plans were approved; that failure to revoke approval of plans would be tantamount to a go ahead signal throughout the city to flagrantly violate the zoning laws and

tend to convert fine residential neighborhoods into potential slum areas; that this appeal is based further on the grounds that plans approved do not comply with the building code, the Multiple Dwelling Law and the rules and regulations of the Board of Standards and Appeals; and

WHEREAS, the applicant further contends that these buildings are not true multiple dwellings and that special consideration was granted to consider them as such; that if they are multiple dwellings, they are separate groups of contiguous multiple dwellings and as such do not have the required side yards; that in some cases, such as units A-15-16-17, A-12-13-14 and A-9-10-11 they are still attached two family dwellings or two family units are attached to supposed multiple dwellings; that if these buildings as planned are considered multiple dwellings there is no reason why they could not be built contiguously in an endless row, hundreds of feet in length with only a 15 ft. side yard at each end; and

WHEREAS, the report of a committee of the Board reads: January 24, 1948.

Re: Cal. No. 362-47-A

Castleton Housing Corporation.

REPORT OF COMMITTEE

This is an appeal filed in behalf of adjacent owners to review a decision of the Borough Superintendent, refusing to revoke approval of plans and permits issued for the construction of multiple dwellings at the addresses named in the appeal.

It is claimed by the applicant that the plans as approved show construction that is not permitted under the Multiple Dwelling Law, the Building Code and the Zoning Resolution.

The buildings in question occupy the frontage of several blocks along Castleton Avenue and intersecting streets. The contentions of the applicant are against all the buildings, mainly that under the Zoning Law the sections or units should be considered as separate buildings instead of multiple dwellings and, accordingly, should have side yards required by the Zoning Resolution for an "E" Residence district, in which the buildings are located.

It appears that plans were at first offered for approval as row houses but were withdrawn and new plans filed for approval as multiple dwellings. As multiple dwellings, each building requires a side yard and other unbuilt-upon area to comply with the Zoning Resolution—Section 15, covering the requirements as to an "E" area district. If the buildings are multiple dwellings, it would appear that the requirements of the Zoning Resolution are being complied with.

It was the owner's privilege to determine whether he wished to apply for approval as multiple dwellings. Each building under one roof contains a number of apartment units, varying in total number, depending on the size of the building, but all buildings have more than three apartments. The buildings are arranged like maisonette apartments, with apartments grouped so that in some cases two apartments are entered from one exterior door and in other cases four apartments from one exterior door. The Multiple Dwelling Law does not require that all apartments in a multiple dwelling shall be reached through one main exterior entrance doorway and through common public halls. If each one of the units between masonry walls were separate buildings, they would normally be self-contained as to bearing or party walls, complying with the Code and individual service as to heating, plumbing and electric, so that any one of the two-story units could be sold as a separate self-contained two-family house. But here the units are not self-contained but part of a building under one common roof, arranged for living-unit apartments as in any Class A multiple dwelling where heat comes from a central source, sewer connections are to a common service and separate electric service enters the building and is distributed through individual meters

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to the several apartments. In addition, each building is provided with a cellar storage room and a cellar laundry room and incinerator for common use of all the apartments in each building. The grounds around the buildings are also arranged for common usage of tenants, with walks, driveways and communal garages.

Requirements of the Multiple Dwelling Law have been invoked which are in addition to the structural requirements of the Building Code and which would not be necessary if the buildings had been erected as two-family houses, as claimed by the applicant. Apartments are to be rented and the owner has agreed not to dispose of any part of a building but that if a sale is consummated, it will be for an entire building.

The Committee has checked the construction as approved by the Department and finds that in general the law has been complied with and that if there are any possible discrepancies, they are technical and immaterial as far as the safety of the buildings are concerned. Similar buildings have been constructed not only in Staten Island but elsewhere throughout the city, where similar technicalities could have been raised. It is apparent that this type of multiple dwelling is a prevailing arrangement, particularly adaptable to sections where greater restrictions as to coverage area exist. This trend should be recognized by revamping the laws to bring into harmony provisions of the Multiple Dwelling Law and Building Code, where questions may arise as to possible conflict.

Consideration has been given to the case of *Leo Mercier vs. The Bushwick Savings Bank* (Appellate Division, Reports 261, page 151). The court considered the premises as one building, whereas in fact there were two buildings, each self-contained but having a common extension on the rear, used as a garage, formerly a stable. The premises were at 348 and 350 Metropolitan Avenue, Brooklyn, constructed as separate buildings and so recorded. In 1918, the Tenement House Department ruled that there were two separate buildings and where openings had been constructed in the walls between the buildings, fire doors were installed. The applicant cited this decision of the court as controlling but in the opinion of the Committee it is not applicable, due to the dissimilar conditions and the changes in the law.

The recent directive of the Commissioner of the Department of Housing and Buildings as to the interpretation of a lot under the Zoning Resolution was awaited prior to determination of this appeal.

In the opinion of the Committee, this appeal is without merit and should be denied.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief,

EDWIN W. KLEINERT,
(Dissenting)
Commissioner.

and

WHEREAS, the dissenting opinion reads:

February 3, 1948.

It is the opinion of the writer that these buildings, if considered multiple dwellings, violate the Multiple Dwelling Law, Zone Resolution and the Building Code; —if considered two family houses, they violate the Building Code and Zone Resolution, beyond the prerogative of the Department of Housing and Buildings to grant.

This type of building has been accepted by the Department of Housing and Buildings and also this Board in other parts of the City, as a series of two-family

attached residences and have been officially acted upon as such. There is no provision in the Multiple Dwelling Law or Building Code to vary this classification in different parts of the City at the will of any local official.

(Sgd) EDWIN W. KLEINERT,
Commissioner.

Resolved, that the decision of the borough superintendent, dated March 24, 1947, on N.B. Applications 387, 388, 389, 402, 403, 404, 405, 406, 439 and 440 of 1946, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

918-47-A

APPLICANT—American Machine and Foundry Co., lessee, for Sirgrom Properties, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—5302-5324 2nd avenue, west side, from 53rd to 54th streets, 170 53rd street and 165 54th street (3rd floor); (Block 812, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Buttine.

For Administration: Thomas A. Larkin, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (918-47-A)

WHEREAS, American Machine & Foundry Co., lessee, for Sirgrom Properties, Inc., owner, filed October 20, 1947 an appeal from a decision of the fire commissioner, affecting premises 5302-5324 2nd avenue, 170 53rd street and 165 54th street, west side of 2nd avenue, between 53rd and 54th streets, 3rd floor (Block 812, Lot 26), Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner dated July 18, 1947 reads:

"This will acknowledge receipt of your letter of July 15th wherein you request a permit for employees to smoke in your Annex at 170 53rd Street, Brooklyn.

"You are advised that your request must be denied for the reason that smoking in factory buildings is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

"You may appeal this decision, within 30 days, to the Board of Standards and Appeals, Room 1015, Municipal Building, Manhattan."

and

WHEREAS, the applicant states that the building is 3 stories, 47 ft. in height, 200 ft. by 320 ft. in area, of Class 3 construction, erected prior to 1920, located in an unrestricted use, A area Class 2 height district, and used and occupied since April 1947 as follows: 1st floor, radio assembly, 300 persons; 2nd floor, machine shop for radio parts and offices, 100 persons; 3rd floor, offices and development departments, 350 persons; that no change in use or occupancy is proposed; that the building is equipped with a one source sprinkler system throughout, an interior fire alarm system and there are five 44 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, the applicant states that the building is brick with steel columns encased in brickwork and steel floor and roof beams with concrete floors and roof; and

WHEREAS, the applicant requests that the Board permit smoking on the third floor only occupied by the applicant for general offices, accounting offices, engineering offices, drafting rooms and engineering development rooms; that there is no manufacturing on the 3rd floor; that there are no processes or materials in the building which constitute a fire hazard.

Resolved, that the decision of the fire commissioner, dated

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July 18, 1947, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit smoking as proposed on the third floor as shown on plan filed with this appeal marked "Received October 20, 1947," on condition that signs shall be posted as the fire commissioner shall direct indicating the permitted use of smoking; that such receptacles for smokers' refuse shall be maintained on the premises at such locations as the fire commissioner shall direct; that the sprinkler system and interior fire alarm system shall be maintained as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the premises involved, namely the third floor are occupied by the American Machine and Foundry Company, lessee, and for no other occupancy and that there shall be no manufacturing carried on on this floor.

981-47-A

APPLICANT—Charles M. Spindler, for Ethel Woodiwiss, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-15 103rd avenue, north side, 98.25 ft. east of 217th Lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (981-47-A)

WHEREAS, Charles M. Spindler, for Ethel Woodiwiss, owner, filed November 6, 1947, an appeal from a decision of the borough superintendent, affecting premises 218-15 103rd avenue, north side, 98.25 ft. east of 217th Lane (Block 11106, Lot 18), Queens Village, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated November 3, 1947, on Alt. Applic. 1122-47, reads:

"1. C. of O. 986, issued on above premises states that building is brick. Above application states building is frame. Use of frame building as a sanitorium is contrary to §4.2.1 B.C.

Note no reference to application on C. of O.

2. Exits must comply with requirements of Art. 7—§6.1.5 B.C.

3. Proposed extension of frame building is contrary to §4.2.3 B.C. 4.2.1 B.C."

and

WHEREAS, applicant states the building is two stories, 25 ft. in height, 20 ft. 9 in. by 60 ft. 8 in. in area, Class 4 construction; erected 1923; located in a local retail and residence use D area, Class 1 height district, used and occupied since 1928: cellar, ordinary use and kitchen, 1 person; 2nd floor, sanitorium, 15 persons; that the building is equipped with two 3 ft. wide wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors which are not self-closing; that stair hall leads direct to street; and

WHEREAS, the applicant states it is proposed to construct a new 2 story extension, 26 ft. 4 in. by 14 ft. 4 in. in area, of Class 3 construction at the rear; and

WHEREAS, the applicant contends that the building was erected under N.B. 1384-23 as a two family dwelling; that in 1928 application for a C.O. was made for use of the building as a sanitorium and upon inspection it is reported that the building was of brick construction and that C.O. 986-28 was issued for a sanitorium on the 1st and 2nd

floors; that the inspector's error in stating that the building was brick was apparently an honest mistake since the building is brick veneered for its full height and has a flat roof and a parapet with tile coping; that the proposed extension will be of solid brick construction complying with the Building Code; that since the present building is frame the entire building will be classified as frame; that the existing brick veneered rockwool filled rear wall will remain between the present building and the proposed extension with only one opening in the cellar and one on the 2nd floor; that there are two fire hydrants on 103rd avenue within 100 ft. of the premises; that there is a fire alarm box on the southeast corner of 103rd avenue and 217th Lane approximately 140 ft. from the site; that a non-coin telephone is maintained on the premises; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1122-47, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied* as to objections 2 and 3; that no action be taken as to objection 1, in view of the outstanding certificate of occupancy which, if improper, should be considered for revocation upon filing an appeal to revoke.

1018-47-A

APPLICANT—Interborough Engineering Co., for Peters Bros. Rubber Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—69-103 Dobbin street and 19-37 Norman avenue, northwest corner (1st floor); (Block 2616, Lots 18 and 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1018-47-A)

WHEREAS, Interborough Engineering Co., for Peters Bros. Rubber Co., Inc., owner, filed November 24, 1947 an appeal from a decision of the borough superintendent, affecting premises 69-103 Dobbin street and 19-37 Norman avenue, northwest corner, 1st floor, (Block 2616, Lots 18 and 32), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1947 on Alt. Applic. 401-46 reads:

"3. Comply with Bulletin 14, Section 3.3 of the Industrial Code as to providing 7 ft. minimum clearance between top of high pressure boilers and ceiling.

4. Comply with Section 11.3.9.5 Bldg. Code, as to 8 in. masonry enclosure for part of stacks within building."

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 25 ft. in height, 270 ft. and 100 ft. by 100 ft. and 200 ft. in area, of Class 3 construction, erected in 1927, located on a lot 360 ft. by 200 ft. in area, in an unrestricted use C area Class 1½ height district and used and occupied since 1927 as follows: 1st floor—manufacturing, storage and shipping of rubber products—50 persons; 2nd floor—storage and office—10 persons; that the building is equipped with a one source sprinkler system, interior fire alarm system and regular monthly fire drills are maintained; that there are five 48 in. fireproof interior stairs, provided with a ladder and scuttle to roof and two fire escapes at rear leading to roof by ladder and to yard by ladder with egress to street through yard; that window and door openings on the course of the fire escape are fireproof self-closing; and

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WHEREAS, the applicant contends that it is proposed to install a Cleaver-Brooks Steam generator consisting of a boiler, oil burner and a small diameter vent to carry off products of combustion; that the vent is part of the unit; that a regulation chimney is not required for this installation as all air for combustion is furnished mechanically and the operation does not depend on any draft from a chimney to sustain combustion; that therefore, the size and height of the vent or stack can be minimized; that stack temperatures are much lower than the conventional type of boiler; that the installation is now installed as indicated on plans filed with this appeal and is operating efficiently; that to comply with section 10.3.9.5 would be impractical and a hardship to the owners; it is proposed to cover the portion of the stack inside the building with 2 in. approved insulation instead of 8 in. of masonry and the clear headroom over boilers will be 5 ft. 6 in. instead of 7 ft.; that the boilers are covered with 2 in. of insulation and the ceiling of the boiler room is covered with $\frac{3}{4}$ in. portland cement plaster on metal lath; and

WHEREAS, the applicant states that the oil burners are of the Enterprise make having Board approval; and

WHEREAS, in the opinion of the Board the requirements of the Industrial Code regulating the minimum clearance between the high pressure boilers and the ceiling do not apply to New York City.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 401-46, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the minimum clearance between the top of the high pressure boilers and the ceiling shall be as proposed and as indicated on plans filed with this appeal marked "Received November 24, 1947," one sheet, and as to Objection 4, that the building shall not be increased in height; that the stack shall be maintained as proposed with the insulation and with a space of not less than 2 in. between the stack and the sleeve.

1047-47-A

APPLICANT—A. H. Salkowitz, for S. Diamond, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-01 21st avenue, northeast corner of 46th street (Block 772, Lot 90), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1047-47-A)

WHEREAS, A. H. Salkowitz for S. Diamond, owner, filed December 10, 1947, an appeal from a decision of the borough superintendent, affecting premises 46-01 21st avenue, northeast corner of 46th street (Block 772, Lot 90), Astoria, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated November 20, 1947 on Alt. Applic. 2613-47 reads:

"1. The extension in frame construction of a non-fireproof building located within the fire limits, is contrary to Sec. 4.1.2 of the Building Code."

and

WHEREAS, the applicant states that the building is two stories and basement, 24 ft. in height, 18 ft. 4 in. by 33 ft. in area, of Class 3 construction, erected in April 1946, located on a lot 19 ft. by 97 ft. in area, in a residence use B area Class 1 height district, and used and occupied since 1946 as follows: basement—one car garage, boiler room and

storage; 1st and 2nd floors—combined dwelling—1 family; and

WHEREAS, C.O. Q37507 issued December 23, 1946 upon completion of N.B. 1005-46 permits the use and occupancy of the building as a one family dwelling; and

WHEREAS, the applicant contends that Alt. Applic. 2613-47 was filed to obtain approval of 8 ft. by 16 ft. frame extension in the rear yard at basement level to be used as a sun porch; that the extension rests on a 12 in. poured concrete foundation and 12 in. x 24 in. concrete footing; that the floor consists of a concrete slab resting on unexcavated ground; that walls are 2 in. x 4 in. studs, 16 in. on centers, surfaced on the exterior with $\frac{7}{8}$ in. sheathing and wood siding and on the interior with rock lath and cement plaster; that the roof is 2 in. x 6 in. rafters, 16 in. on centers, covered with $\frac{7}{8}$ in. roof boards and asphalt shingles; that the exterior frame wall will be filled with 4 in. rockwool from floor to plate line; that construction was started by the owner but discontinued upon receipt of violation 2874; and

WHEREAS, Violation 2874 issued July 30, 1947 was for altering the building without obtaining approval of plans and permit; and

WHEREAS, the owner was convicted and sentence suspended December 16, 1947 on a charge of violation of the Administrative Code.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2613-47, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be occupied solely by one family and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the exit door shall be maintained as shown on plans filed with this appeal marked "Received December 10, 1947" 3 sheets, show exit door from present basement to proposed porch and from proposed porch to exterior.

1062-47-A

APPLICANT—Henry George Greene, for Maberg Optical Company, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—318-320 East 39th street, south side, 375 ft. west of 1st avenue (Block 944, Lot 43), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to reopening.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1072-47-A

APPLICANT—Cypress Hills Florist, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—824 Jamaica avenue, south side, 87.15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 2 P. M., at request of applicant's representative.

MINUTES

ZONING APPLICATIONS.

926-28-BZ

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension of an accessory building (for lubricatory use) and the rearrangement of pumps on an existing gasoline service station.

PREMISES AFFECTED—2633-2643 Ocean avenue and 2002 Avenue V, southeast corner (Block 7381, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (926-28-BZ)

WHEREAS, this application, to permit in a residence district, under section 21 of the zoning resolution, the erection and maintenance of a gasoline service station, affecting premises 2633-2643 Ocean avenue and 2002 Avenue V, southeast corner (Block 7381, Lot 1), Borough of Brooklyn, was denied by the Board on May 7, 1929; the action of Board was reversed by the Supreme Court, and a gasoline service station erected; a request for reopening was denied by the Board on February 9, 1937, as it appeared that this station, as erected, did not conform to the plans filed with the Board and part of the record before the Court; and

WHEREAS, on order of the Court, this application was reopened by the Board on January 25, 1938, and granted on condition; and

WHEREAS, this application was reopened on December 16, 1941, under section 7c of the zoning resolution and the resolution of January 25, 1938 was amended on November 24, 1942 and time to obtain permits and complete the work was extended from time to time and last extended on January 21, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 25, 1938 as amended through January 21, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

“... that in view of the statement by the applicant that all plans have been approved, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution.”

92-31-BZ

APPLICANT—Samuel Fagelman, for Rubin and Louis Raskin, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, for a term of years, permitting partly in business and partly in unrestricted use districts, the maintenance of a building occupied as a garage for more than five motor vehicles and a motor vehicle repair shop, and the alteration and maintenance of a gasoline service station.

PREMISES AFFECTED—8401-8411 Flatlands avenue and 761-775 East 84th street, northeast corner (Block 8005, Lots 6 and 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Fagelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (92-31-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 8401-8411 Flatlands avenue and 761-775 East 84th street, northeast corner (Block 8005, Lots 6 and 11), Borough of Brooklyn, was granted by the Board on June 23, 1931, on certain conditions, term of variance extended from time to time and last extended on February 13, 1946 and resolution amended on April 15, 1941 under section 7f of the zoning resolution, permitting partly in a business use district and partly in an unrestricted use district, for a term of ten years, the maintenance of a building occupied as a garage for more than five motor vehicles and a motor vehicle repair shop and the alteration and maintenance of a gasoline service station; and

WHEREAS, time to obtain permits and complete the work, was extended from time to time and last extended on February 11, 1947; and

WHEREAS, the resolution was amended on April 22, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on June 23, 1931, as amended through April 22, 1947, only so far as it has reference to the completion of the work, so that as amended this portion of the resolution shall read:

“... that in view of statement by applicant that 90% of the work is completed, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution.”

147-37-BZ

APPLICANT—Nathan A. Goldenthal, for Mildred Klausecker, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—25-68 to 25-70 Steinway street, west side, 275 ft. north of 28th avenue (Block 654, Lots 91 and 92), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Mac M. Mordachay.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

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THE RESOLUTION (147-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 25-68 to 25-70 Steinway street, west side, 275 ft. north of 28th avenue (Block 654, Lots 91 and 92), Long Island City, Borough of Queens, was granted by the Board on November 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 19, 1946, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1937, as amended through February 19, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a temporary term of two (2) years from the date of this amended resolution, to permit . . . and that other than as herein amended, the conditions of the amended resolution of November 18, 1941, shall be complied with, and that a new certificate of occupancy shall be obtained (Re 52-37)."

31-32-BZ

APPLICANT—Oscar Nusser, for Edward Cosgrove, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use and E area district, the erection and maintenance of a business building (store) and also, the omission of the required ten (10) foot setback from the street line (granted by the Board) reopened December 6, 1932 for increased area of building and plot.

PREMISES AFFECTED—500 Henderson avenue, south side, 74.11 ft. east of Davis avenue (Block 139, Lot 5), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Oscar Nusser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (31-32-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use E area district the erection and maintenance of a business building (store), and also the omission of the required 10 foot setback from the street line, affecting premises 500 Henderson avenue, south side, 74.11 ft. east of Davis avenue (Block 139, Lot 5), West New Brighton, Borough of Richmond, was granted by the Board on January 31, 1933 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 31, 1933 so that as amended, the resolution shall read:

"*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a one story building to be occupied for mercantile stores

or shops or executive offices, prohibiting fish markets, delicatessen shops and meat markets, *on condition* that any advertising displays shall be confined to the plate glass show windows of the store fronts or the facade of the building or as indicated on revised plan marked "Received December 30, 1947," one sheet, provided such sign does not project beyond 18" of the building line; that no merchandise shall be stored or displayed outside of the building; that the building may be built to the building line on Henderson avenue; that if any windows are constructed in the lot line wall to the east, the same shall be fireproof, self-closing and, also, that the area in the rear of the store building shall conform to the requirements for rear yards as required in an "E" area; that all permits required shall be obtained within six (6) months and all work involved completed within one (1) year from the date of this amended resolution."

177-32-BZ

APPLICANT—J. G. L. Molloy, for Rose Cramer, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium.

PREMISES AFFECTED—156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee

Negative 0

THE RESOLUTION (177-32-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium, affecting premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan, was denied by the Board on June 14, 1932; and

WHEREAS, J. G. L. Molloy, for Rose Cramer, owner, requested a reopening of the application and rehearing under section 7f of the zoning resolution; and

WHEREAS, on March 12, 1946, this case was reopened and restored to the calendar; and

WHEREAS, on July 9, 1946, this application was granted by the Board, under section 7f of the zoning resolution, on certain conditions, for a term of ten years; and

WHEREAS, on December 10, 1946, plans were approved on certain conditions, as being in substantial compliance with the resolution adopted by the Board on July 9, 1946; and

WHEREAS, the resolution was amended on June 16, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 9, 1946, as amended by resolution approving plans adopted December 10, 1946, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

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"... that in view of statement by applicant that work has been substantially completed and additional time is required, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

3-37-BZ

APPLICANT—Birnbaum and Birnbaum, for John Marini, lessee (City of New York, Receiver).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in an unrestricted use and partly in a business use district, the occupancy of a plot of ground for parking and storage of more than five motor vehicles for a temporary term.

PREMISES AFFECTED—2825 Bailey avenue, west side, 205.33 ft. north of West Kingsbridge road (Block 3264, Lot 38), Borough of The Bronx.

APPEARANCES—

For Applicant: Sidney Birnbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (3-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in an unrestricted use district and partly in a business use district, the occupancy of a plot of ground for parking and storage of more than five motor vehicles, affecting premises 2825 Bailey avenue, west side, 205.33 ft. north of West Kingsbridge road (Block 3264, Lot 38), Borough of The Bronx, was granted by the Board on March 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended on January 17, 1939, March 18, 1941 and March 30, 1943, and September 9, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 9, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed but that additional time is required to obtain a certificate of occupancy from the Department of Housing and Buildings, all work shall be completed and a C.O. obtained within three (3) months from the date of this amended resolution."

89-38-BZ

APPLICANT—Herman Kron, for Isaac T. Flatto, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1682 Palmetto street and 714 Cypress avenue, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (89-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 1682 Palmetto street and 714 Cypress avenue, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens, was granted by the Board on January 30, 1940, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 30, 1940 as amended through February 5, 1946 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a temporary term of two (2) years from the date of this amended resolution ... and that other than as herein amended, the provisions of the resolution of January 30, 1940 as amended through February 5, 1946 shall be complied with; that a certificate of occupancy shall be obtained. (Decision re order 109-38)."

823-39-BZ

APPLICANT—Shanley and McKegney, for Messmore Kendall, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—231-235 West 50th street, north side, 255 ft. east of 8th avenue (Block 1022, Lots 12, 13 and part of Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Oswald A. McKegney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (823-39-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 231-235 West 50th street, north side, 255 ft. east of Eighth avenue (Block 1022, Lots 12 and 13 and part of Lot 5), Borough of Manhattan, was granted by the Board on January 30, 1940, on certain conditions, the term of variance extended on January 13, 1942 and January 18, 1944, and January 29, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 30, 1940 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

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"Granted under section 7h for a temporary term of (2) years from the date of this amended resolution . . . and that other than as herein amended the provisions of the resolution of January 30, 1940 shall be complied with; that a certificate of occupancy shall be obtained."

741-41-BZ

APPLICANT—Beach 102nd Street Realty Corp., owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—165 Beach 102nd street, northwest corner of Shore Front parkway (Block 641, part of Lots 35 and 48), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Paul A. Kalek.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (741-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a temporary term of two years, the parking and storage of more than five motor vehicles, affecting premises 165 Beach 102nd street, northwest corner of Shore Front parkway (Block 641, part of Lots 35 and 48), Rockaway Beach, Borough of Queens, was granted by the Board April 14, 1942, on certain conditions, resolution amended on June 23, 1942, and on April 6, 1943, the time was extended to complete the work; and

WHEREAS, the term of variance was extended on July 5, 1944, and on April 23, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the Beach 102nd Street Realty Corporation is the new owner.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 14, 1942, as amended April 23, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a temporary term of two (2) years from the date of this amended resolution, to permit . . . and that other than as herein amended the conditions of the resolution of April 23, 1946, shall be complied with and that a new certificate of occupancy shall be obtained (Misc. Applic. 7358-41)."

743-45-BZ

APPLICANT—Solomon Jochnowitz, for Garvan Realities, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and unrestricted use, D and E area districts, the erection of a garage and repair shop for more than five motor vehicles, exceeding the permitted area and having an entrance located within a residence use district.

PREMISES AFFECTED—134-12 94th avenue (now Atlantic avenue), south side, 100 ft. east of 134th street and 134-23 95th avenue, north side, 100 ft. west of Van Wyck boulevard (Block 9450, Lots 35 and 56), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jochnowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (743-45-BZ)

WHEREAS, this application under sections 7h, 7c and 21 of the zoning resolution, to permit in residence and unrestricted use, D and E area districts the erection of a garage and repair shop for more than five motor vehicles, exceeding the permitted area and having an entrance located within the residence use district; affecting premises 134-12 94th avenue (now Atlantic Avenue), south side, 100 feet east of 134th street (Block 9450, Lots 35 and 56), Richmond Hill, Borough of Queens, was granted by the Board on March 26, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 4, 1947; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 26, 1946 only in so far as it has reference to obtaining permits and completion of the work so that as amended, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. App. 1327-45)."

819-45-BZ

APPLICANT—T. H. Englehardt, for United National Bank of Long Island, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, D area district, the extension of an existing building (Bank), to occupy more than the permitted area.

PREMISES AFFECTED—103-48 Lefferts boulevard, west side, 93.66 ft. north of Liberty avenue (Block 9556, Lots 26 and 27), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: T. H. Englehardt.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (819-45-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, D area district, the extension of an existing building (Bank) to occupy more than permitted area; affecting premises 103-48 Lefferts boulevard, west side, 93.66 ft. north of Liberty avenue (Block 9556, Lots 26 and 27), Richmond Hill, Borough of Queens was granted by the Board on February 5, 1946, on certain conditions; and

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WHEREAS, time to obtain permits and complete the work was extended on January 28, 1947 and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 5, 1946 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 2164-45)."

699-46-BZ

APPLICANT—Lama and Proskauer, for Parkway Super Service Station, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension of an existing gasoline service station and the erection of an automobile showroom, auto repair shop, lubritorium, auto laundry and office.

PREMISES AFFECTED—224-01 to 224-11 North Conduit avenue, 143-01 to 143-17 224th street, northeast corner and 224-02 to 224-10 143rd avenue (Block 13088, Lots 44, 52 and 55), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (699-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, the extension of an existing gasoline service station and the erection of an automobile showroom, auto repair shop (minor repairs), lubritorium, auto laundry and office, affecting premises 224-01 to 224-11 North Conduit avenue, 143-01 to 143-17 224th street, northeast corner and 224-02 to 224-10 143rd avenue (Block 13088, Lots 44, 52 and 55), Springfield, Borough of Queens, was granted by the Board on January 28, 1947, on certain conditions; and

WHEREAS, the resolution was amended on September 9, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 28, 1947 as amended September 9, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

" . . . that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings, all work shall be completed and all permits obtained within one (1) year from the date of this amended resolution (N.B. 4888-46)."

964-46-BZ

APPLICANT—Lama and Proskauer, for Harry Reichard, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zon-

ing resolution, permitting in a residence and business use district, the change of occupancy from garage for more than five motor vehicles, motor vehicle repair shop and gasoline service station to factory for manufacturing metal screen cloth.

PREMISES AFFECTED—75-16 to 75-24 Rockaway boulevard and 92-02 to 92-14 76th street, southwest corner (Block 8946, Lot 7), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (964-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence and business use district, the change of occupancy from garage for more than five motor vehicles, motor vehicle repair shop and gasoline service station to factory for manufacturing metal screen cloth, affecting premises 75-16 to 75-24 Rockaway boulevard, and 92-02 to 92-14 76th street, southwest corner (Block 8946, Lot 7), Woodhaven, Borough of Queens, was granted by the Board on October 28, 1947; and

WHEREAS, the applicant requested an extension of time in which to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

" . . . in view of the statement by the applicant that all plans have been approved and all permits obtained and contract awarded, all work shall be completed within three (3) months from the date of this amended resolution (Alt. App. 2582-46)."

969-46-BZ

APPLICANT—Lama and Proskauer, for A.B.C. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change of occupancy from automobile showroom, sale and display of used cars, to automobile showroom, sale and display of used cars and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—225-239 Pennsylvania avenue and 2077-2091 Pitkin avenue, northeast corner (Block 3721, Lots 1, 5 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (969-46-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district the change

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in occupancy from automobile showroom (outdoor) sale and display of used cars to automobile showroom (outdoor) sale and display of used cars and the parking and storage of more than five (5) motor vehicles premises 225 to 239 Pennsylvania avenue and 2077 to 2091 Pitkin avenue northeast corner (Block 3721, Lots 1, 5 and 38), Borough of Brooklyn, was granted by the Board on April 8, 1946, on certain conditions; and

WHEREAS, time to obtain certificate of occupancy was extended on October 21, 1947, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 8, 1946 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"... in view of the statement by the applicant that all permits have been obtained and all work completed and that additional time is needed only for obtaining a certificate of occupancy, that such C.O. shall be obtained within three (3) months from the date of this amended resolution."

511-47-BZ

APPLICANT—Lama and Proskauer, for Huna Brin, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the change of occupancy from sale and display of used cars to the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (511-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district, the change of occupancy from sale and display of used cars to the parking and storage of more than five (5) motor vehicles, affecting premises 194 to 200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn, was granted by the Board on October 28, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and permits issued, and work is in progress, all work shall be completed within three (3) months from the date of this amended resolution."

826-47-BZ

APPLICANT—George Alexander, Jr., for Sophie Dough-trey, owner.

SUBJECT—Application for consideration and approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an office, the sale, display and storage of new cars, parts department and motor vehicle repair shop.

PREMISES AFFECTED—1635-1653 Albany avenue, east side, 123.5 ft. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Alexander, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Plans approved.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (826-47-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an office, the sale, display and storage of new cars, parts department and motor vehicle repair shop, affecting premises 1635 to 1651 Albany avenue, east side, 123.5 ft. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the applicant submitted plans for approval by the Board, in compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* the plans as substantially in compliance with the resolution adopted by the Board on December 9, 1947.

86-22-BZ

APPLICANT—Glick & Gelbman, for A & L Knitting Mills, Inc., owner.

SUBJECT—Application for consideration—reopening under new proposal—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business, residence and unrestricted use district, the change of occupancy from factory to storage garage for more than five motor vehicles and also the parking and storage of more than five motor vehicles, (factory use previously granted by the Board).

PREMISES AFFECTED—4720-4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael Glick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

148-33-BZ

APPLICANT—Solomon Jochnowitz, for Noviak Holding Corp., owner.

SUBJECT—Application for consideration—reopening under new proposal—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in retail, business and residence use districts, the erection and main-

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tenance of a building to be used as stores and also the parking of more than five motor vehicles (previously denied re erection and maintenance of a gasoline service station).

PREMISES AFFECTED—205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jochnowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

34-35-BZ

APPLICANT—Irving M. Fenichel, for Ken-Isle, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), under section 7a of the zoning resolution, permitting on a plot located in business and residence use districts, on which is located a dry cleaning and dyeing establishment, the erection of an extension to the dry cleaning and dyeing buildings, a garage for more than five motor vehicles and the erection of an additional dyeing and dry cleaning building and accessory tanks, etc.

PREMISES AFFECTED—17-45 to 18-05 Clintonville street (formerly 18-05 11th avenue), east side, 800 ft. south of Locke avenue (Block 4729, Lot 46, Block 4732, Lot 9 and Blocks 4746 and 4747, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on March 16, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

971-41-BZ

APPLICANT—Herman Kron, for L.S.R. Realty & Contr. Corp., owner (Jerome Voletzky, lessee).

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied).

PREMISES AFFECTED—32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65 and 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron and Jerome Voletzky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

290-45-BZ

APPLICANT—Emanuel M. Glick, for Jacob and Sylvia Duel, owners.

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously denied).

PREMISES AFFECTED—155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Manuel M. Glick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

411-47-BZ

APPLICANT—Reginald S. Hardy, for Mark A. Beathan, owner.

SUBJECT—Application for consideration—reopening and amendment of length of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district for a term of five years, the erection of a business building to be used as an office.

PREMISES AFFECTED—214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen dismissed for lack of prosecution.

THE VOTE TO DISMISS REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 9, 1948, as they appeared in Bulletin No. 2, Vol. 33, are hereby corrected to read as follows:

293-45-BZ

APPLICANT—Standard Oil Company of New Jersey, new owner (formerly Colonial Beacon Oil Co.).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station and the inclusion of a motor vehicle repair shop.

PREMISES AFFECTED—739-747 Albany avenue and 600-610 Clarkson avenue, southeast corner (Block 4846, Lot 1), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time ex-
tended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (293-45-BZ)

WHEREAS, this application, under section 7c of the zoning
resolution, permitting in a business use district, the recon-
struction of an existing gasoline service station and the in-
clusion of a motor vehicle repair shop, affecting premises
739-747 Albany avenue and 600-610 Clarkson avenue, south-
east corner (Block 4846, Lot 1), Borough of Brooklyn, was
granted by the Board on November 20, 1945, on certain
conditions; and

WHEREAS, time to obtain permits and complete the work
was extended on December 10, 1946; and

WHEREAS, the resolution was amended and plans sub-
mitted by the applicant were approved on April 8, 1947; and

WHEREAS, the applicant requested a further extension
of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted by the Board Novem-
ber 20, 1945, only so far as it has reference to the time
within which to obtain permits and complete the work, so
that as amended, this portion of the resolution shall read:

"... that in view of statement by the applicant
that part of the work has already been completed, that
all permits required shall be obtained and all work
completed within one (1) year from the date of this
amended resolution, in accordance with the plans as ap-
proved by resolution adopted by the Board April 8, 1947."

* Correction—The name of the owner changed from
"Colonial Beacon Oil Co.," to "Standard Oil Company of
New Jersey."

* CORRECTION

The minutes of the meeting of the Board of Standards
and Appeals held on December 9, 1947, as they appeared
in Bulletin No. 50, Vol. 32, are hereby corrected to read
as follows:

281-47-SA

APPLICANT—The Coroaire Heater Corp., owner.

SUBJECT—Coroaire Warm Air Furnace Heater, Gas
Fired Models 85-S-HB and X-85-S-HB, approval
of.

APPEARANCES—

For Applicant: Harold F. Parks.

ACTION OF BOARD—Appliance approved in accordance
with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (281-47-SA)

WHEREAS, the corrected report of a Committee on Test
reads:

CORRECTED REPORT OF COMMITTEE ON TEST

January 27, 1948.

Cal. 281-47-SA

Subject: Coroaire Warm Air Furnace Heater
Gas fired Models 85-S-HB, Model
X-85, S-HB under the provisions of

C26-178.0b, and art. 12 sub. art. 1
Administrative Bldg. Code.

The Coroaire Heater Corp. of Cleveland, Ohio, filed
on March 25, 1947, an application with the Board of
Standards and Appeals for approval of the Coroaire
Warm Air Furnace Heater, Models 85-S-HB, and
X-85-S-HB under the provisions of C26-178.0b and
Art. 12, subart. I of the Administrative Building Code.

Description

These are gas fired heaters enclosed in a heavy gauge
double walled cabinet, the combustion chamber and
heat exchanger has venturi type air passages, the prod-
ucts of combustion are given a zig-zag travel through
the inside, giving rapid heat transfer, a squirrel cage
type blower with a 10" multi blade wheel, motor oper-
ated, circulates the air which is filtered through a re-
placeable filter, a magnetic valve low voltage, controlled
by room thermostat opens and closes the gas supply to
main burner as heat is required. There is an adjustable
air shutter for regulating primary air provided with a
locking screw. An access door in cabinet provides access
to controls and lighting of unit. An automatic safety
pilot is provided. The control box contains the trans-
former fan switch and limit switch, a gas pressure
regulator maintains constant gas pressure. The limit
control prevents overheating of the unit. In circuit
with magnetic valve it shuts off the gas if unit over-
heats. The motor is 1/6 h.p. single phase 60 cycle, 110
volt. A summer switch permits operating fan during
summer. The transformer reduces 110 volt electrical
circuit to low voltage for control valve and control
circuit, a draft diverter is provided at flue connection.

Cycle of Operation is as follows: To put unit into
operation, with the main gas valve shut off, the pilot
needle valve is opened and the pilot lighted and ad-
justed to give a flame approximately 1/2" to 3/4" high.
This flame heats the bi-metal element in the automatic
pilot which makes an electrical contact, causing the mag-
netic valve to open and turn gas on in the main burner.

As soon as the heat exchanger arrives at temperature
determined by the setting of fan switch, the fan switch
closes the circuit and causes the fan to operate and
continue to operate until the room thermostat is satisfied,
which will cause the magnetic valve to turn off the gas
to the main burner. Fan continues to function after gas
is shut off until venturi cools down to 130° F.

Specifications

Model No. 85-S-HB
Capacity—85,000 BTUs per hr.
Motor H.P.—1/6
Blower rpm—370-700
Blower cfm—600-1260
Height—60"
Width—28"
Depth—32"
Gas Conn.—3/4"
Discharge Duct Size—8" x 25"
Cold Air Return—16" x 25"
Flue Pipe—5"

The model X-85-S-HB is the same model as 85-S-HB
except that the jacket is 26 inches wide instead of 28
inches wide and blower rpm, cfm slightly less.

The models are flue connected.

The burner has been approved by the American Gas
Association Certificate No. 4-254-1-711.

Inspection and Test

A model of this appliance was inspected and tested
at 93 Rockwell Place, Brooklyn, and found to operate
as designed. Present at the test were Commissioner
Charles M. Blum and Chief Engineer Leslie V. Huber
of the Committee on Test, and Charles Tisch, Jr., and
H. Parks, representing applicant.

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Coroaire Warm Air Furnace Heater gas fired for use in New York City in other than combustible atmospheres when installed in accordance with this report and the requirement of Art. 12 sub. art. 1 Administrative Building Code, provided the appliances bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #281-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

* Correction—The Report of Committee on Test reprinted to correct typographical errors.

PUBLIC HEARING

PROPOSED AMENDMENT TO RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

(835-38-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Tuesday afternoon February 10, 1948 at 2 P. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Amendment to Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply:

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0,h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, DRAIN COCKS FOR HOT WATER AND STEAM BOILERS and hose connections on fire fighting equipment are excepted.

(New matter in caps).

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That all the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be necessary for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

MAR 9 1948

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 7

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of February 24, 1948).

Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Extracts from the Administrative Code of the City of New York, Relating to Refrigerating Systems.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to February 10, 1948.

Cal. No.	Dept.	Premises Affected
93-48-BZ	H.B.Q.	49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens, Alt. 2049-47.
94-48-BZ	H.B.Q.	165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 73, 77, 155 and 60), Jamaica, Borough of Queens, Misc. 10182-47.
95-48-A	H.B.B.	674 Marcy avenue, west side, 93 ft. south of DeKalb avenue (Block 1779, Lot 49), Borough of Brooklyn, Alt. 4860-47.
96-48-A	H.B.Q.	87-04 164th street, southwest corner of Highland avenue (Block 9772, Lot 54), Jamaica, Borough of Queens, Alt. 23-48.
97-48-A	F.D.	Re: Storage, sale and use of inflammable mixture known as Multikopy Duplicating Fluid in One Gallon Glass Containers (capacity of containers not in conformity with Administrative Code requirements), Decision.
98-48-A	H.B.B.	31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn, Alt. 194-48.
99-48-BZ	H.B.Q.	72-02 to 72-22 164th street, west side, from 72nd to 73rd avenues (Block 6843, Lot 1), Flushing, Borough of Queens, N.B. 177-48.
100-48-BZ	H.B.Bx.	1878 Valentine avenue, southeast corner of East 178th street (Block 2815, part of Lot 1), Borough of The Bronx, Alt. 19-48.
101-48-A	F.D.	112-10 to 112-20 Atlantic avenue and 94-02 to 94-10 113th street, southwest corner (Block 9398, Lots 5-7), Richmond Hill, Borough of Queens, 18856-LF and Decision.
102-48-BZ	H.B.B.	3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn, N.B. 1833-47.
103-48-BZ	H.B.M.	238-242 Cherry street, north side, 102 ft. 2 in. east of Pelham street and 14 Pelham street (Block 255, Lots 17 and 36), Borough of Manhattan, Amendment to N.B. 170-47.
104-48-BZ	H.B.B.	1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn, Alt. 4971-47.
105-48-BZ	H.B.M.	2296-2300 8th avenue, east side, 50.11 ft. south of West 124th street (Block 1929, Lot 4), Borough of Manhattan, Alt. 152-48.

106-48-A—H.B.M.—137-141 East 71st street and 980-986 Lexington avenue, northwest corner (Block 1406, Lots 15½, 16, 17, and 58½), Borough of Manhattan, N.B. 13-44.

107-48-SA—Chrysler Airtemp Oil Burners, Models B-10, C-10 and A-8; Stokal Stoker Oil Burner, Models S-20, JF-5, JF-10 and S-15 and Viking Manufacturing Co. Oil Burners, Models 601, 702, 703 and 706, Appliance.

108-48-SM—Micarta (decorative surface), manufacutred by Westinghouse Electric Corp., Material.

109-48-A—F.D.—164-10 89th avenue, south side, from 164th to 165th streets, 89-21 164th street and 89-22 165th street (Block 9794, Lot 48), Jamaica, Borough of Queens, Decision re 11233-LC.

110-48-SA—Paragon Horizontal Rotary Fuel Oil Burner, Type PAVL, Appliance.

111-48-A—H.B.Q.—196-04 Hollis avenue and 109-01 to 109-17 196th street, southeast corner (Block 10953, Lot 1), Hollis, Borough of Queens, Alt. 74-48.

112-48-A—F.D.—163 Front street, south side, 32 ft. 6 in. east of Fletcher street and 40 Fletcher street (Block 72, Lots, 11-13), Borough of Manhattan, 44377-LF and Decision.

113-48-A—F.D.—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn, 20208-LF and Decision.

114-48-BZ—H.B.Q.—113-05 to 113-11 Atlantic avenue, north side, 75.06 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens, Alt. 3080-47.

Restored to Docket.

975-47-A—F.D.—442-446 5th avenue, northwest corner of West 39th street (street floor); (Block 841, Lots 37, 38, 41, 43 and 44), Borough of Manhattan, Decision re 55047-LC.

1288-39-A—H.B.Q.—83-10 Pequot road, south side, 572.71 ft. west of 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens, Alt. 2937-47.

105-39-BZ—H.B.B.—179-197 Tillary street, 273-277 Gold street, northeast corner and 42-46 Prince street (Block 122, Lot 5), Borough of Brooklyn, Alt. 3844-47.

479-44-BZ—H.B.Q.—38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens, Alt. 3269-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Tank Trucks, Gasoline, etc.....	Nov.	24, 1936—Vol. 21, No. 47
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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 17, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 17, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

548-47-BZ—Application, June 5, 1947, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

924-47-BZ—Application, October 3, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Phil Rush Motor Sales Inc., owner, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop; premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

850-47-BZ—Application, October 2, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rose Cardone, owner (Lustromatic Laundry Inc., lessee), to permit in a residence use district, a launderette, for a term of years; premises 101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

561-47-BZ—Application, June 9, 1947, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Max Horn, applicant, on behalf of William Hassett, owner, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the area permitted; premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

676-47-BZ—Application, July 8, 1947, under section 21 of the zoning resolution, of Anthony M. DeRose, applicant, on behalf of Frismont Realty Corp., owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building using more than the permitted area; premises 2746-2752 East Tremont avenue, northwest corner of Frisby avenue (Block 3988, Lots 45, 46, 47, 50 and 51), Borough of The Bronx.

589-38-BZ—Application of Abraham L. Hyman, applicant, on behalf of 865 Realty Corp., owner, reopened January 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles; premises 303 West 51st street, north side, 58 ft. 10½ in. west of 8th avenue (Block 1042, Lot 28½ and part of Lots 29, 30, 30½, 31, 32, 33, 33½ and 34), Borough of Manhattan.

299-47-BZ—Application of New York Life Insurance Co., applicant and owner, reopened January 20, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, location of boiler house in residence district and the location of a gasoline service station in a business use district; premises: Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716, 7075-7077, 7080-7082, 7092, 7094, 7098-7105, 7114-7122, 5723 and 7138 and 7146), Flushing, Borough of Queens.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue,

CALENDAR

southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

284-32-BZ—Application of Burke, Morrison and Green, applicants, on behalf of Joseph Frummer, owner, reopened December 2, 1947, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station (previously denied by the Board under section 21), lubritorium, auto laundry, office and accessory sales; premises 193-07 to 193-19 Crocherson avenue, 35-02 Francis Lewis boulevard, northwest corner and 193-06 to 193-18 35th avenue (Block 5313, Lots 15 and 18), Flushing, Borough of Queens.

323-41-BZ—Application of Harry A. Yarish, applicant, on behalf of Harry Gleicher, owner, reopened June 10, 1947, under section 7h of the zoning resolution, to permit in a residence and business use district; the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 1709-1729 Surf avenue and 2931-2947 West 19th street, northeast corner (Block 7061, Lots 27, 31 and 36), Borough of Brooklyn.

386-44-BZ—Application of Irving M. Fenichel, applicant, on behalf of Staten Island Linen Supply, Inc., owner, reopened December 16, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension to existing laundry, and, also extension to existing garage for not more than five (5) motor vehicles, using more than the area permitted; premises 420 Targee street and 31-41 Roff street, northwest corner (Block 642, Lots 1, 5 and 7), Stapleton, Borough of Richmond.

431-47-BZ—Application, March 18, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Good Will Steam Laundry, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a business building, using more than the permitted area; premises 56 Grafton street, west side, 340 ft. 5 in. north of Sutter avenue (Block 3512, Lot 73), Borough of Brooklyn.

537-47-BZ—Application, May 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony and Joseph Garone, owners, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced; premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

666-47-BZ—Application, July 2, 1947, under section 21 of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Mol-Mon Realty Co., Inc., owner, to permit in an unrestricted use, D area district, the extension to existing garage for more than five (5) motor vehicles, using more than the area permitted; premises 70-39 83rd street, east side, 355.39 ft. south of Cooper avenue, and 70-40 84th street (Block 3809, Lots 12, 55 and 60), Glendale, Borough of Queens.

684-47-BZ—Application, July 11, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium;

premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

828-47-BZ—Application, September 29, 1947, under sections 7e and 7i of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Louis and Blanche Nathan, owners (Mel Chevrolet Sales Corp., lessee), to permit in a business use district, the extension to existing repair shop and auto salesroom, and the use of existing used car lot in conjunction with existing repair shop; premises 14-08 to 14-14 Far Rockaway boulevard and 13-01 Nameoke avenue (Block 23, Lots 22 and 25), Far Rockaway, Borough of Queens.

979-47-BZ—Application, November 6, 1947, under section 7i of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Herman Lieberman, owner, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop; premises 488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

15-48-BZ—Application, December 26, 1947, under sections 7f and 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Normandie Development Corp., Inc., owner, to permit in a business use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 216-224 West 58th street, south side, 211.2 ft. east of Broadway (Block 1029, Lots 43 to 46½), Borough of Manhattan.

61-48-BZ—Application, January 22, 1948, under section 7h of the zoning resolution, of John J. Gough, applicant, on behalf of City of New York, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 90-37 Parsons boulevard, east side, 100 ft. north of Jamaica avenue (Block 9756, Lot 6), Jamaica, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 17, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

209-46-BZ—Application, March 19, 1946, under sections 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Camager Corp., owner (Northern Chevrolet Inc., lessee), to permit in a business use district, outdoor space for sale of more than five (5) used cars and the use of existing premises for the repair of motor vehicles and showroom; premises 93-19 to 94-05 Northern boulevard, northwest corner of Junction boulevard (Block 1423, Lot 46), Corona, Borough of Queens.

986-47-A—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

887-47-A—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

1072-47-A—824 Jamaica avenue, south side, 87-15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

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839-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

904-47-A—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

73-48-A—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn.

75-48-A—13-17 Forrest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, February 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south

side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Pennacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

1041-46-BZ—Application, December 10, 1946, under section 7e of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence and retail use district, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of New York City Housing Authority; premises East 6th street, to East 13th street, and from Avenue D to Franklin D. Roosevelt drive (East River Drive); Jacob Riis House (Buildings 16 and 17); (Blocks 362 to 367, inclusive), Borough of Manhattan.

19-26-BZ—Application of Lama and Proskauer, applicants, on behalf of 1665 St. Marks Avenue Corp. and Michele Piccolo, owners (Green Lee Motors, lessee), reopened December 16, 1947, under sections 7c, 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage for more than five (5) motor vehicles, auto showroom, sale of new and used cars and motor vehicle repair shop (previously granted by the Board), to include paint and spray room, brake testing, wheel alignment, body and fender repairs, lubrication, and welding, using more than the permitted area, without the required rear yard, and with a proposed sign nearer to an arterial highway than is permitted; premises 1655-1663 St. Marks avenue, north side, 134 ft. west of Rockaway avenue (Block 1454, Lots 54, 58), Borough of Brooklyn.

391-47-BZ—Application, April 18, 1947, under section 7e of the zoning resolution, of Frank Gaertner, for Starrett and Van Vleck, applicants, on behalf of One Nelson Street Corp., Inc., owner (Arthur Tickle Engineer Works, lessee), to permit in a retail use district, the change of occupancy from factory on first floor, and office on mezzanine to machine shop, storage and welding on first floor and office of mezzanine; premises 385-393 Columbia street and 1-9 Nelson street, northeast corner (Block 520, Lots 1 and 3), Borough of Brooklyn.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss,

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applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

922-47-BZ—Application, October 20, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Marguerite K. Cramer, owner, to permit in a residence use district, the change in occupancy of dwelling and one (1) car garage to dwelling and bakery; premises 1015 Dean avenue, west side, 93.71 ft. north of Barkley avenue (Block 5465, Lot 25), Borough of The Bronx.

938-47-BZ—Application, October 28, 1947, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony Ferrant, owner, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted area; premises 2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

1033-47-BZ—Application, December 5, 1947, under section 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Undel Realty Corp., owner, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted; premises 1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

19-48-BZ—Application, January 7, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Sokoloff, owner, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area; premises 117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

486-47-BZ—Application, May 20, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Robert Romanelli, owner, to permit in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper; premises 149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

950-47-A—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

83-48-BZ—Application, January 30, 1948, under section 21 of the zoning resolution, of Board of Transportation, City of New York, applicant and owner, to permit in a business and unrestricted use, B area and Class 2 height district, the erection and maintenance of a building to a height in excess of that permitted without the required

set-backs; premises 368-398 Jay street, 31-43 Willoughby street, northwest corner, and 363-371 Pearl street (Block 146, Lots 11 and 31), Borough of Brooklyn.

579-47-SA—Republic Gas Heater, Series No. 2 and Series No. 22.

766-47-SA—Clayton Steam Generators 10-100-HP, Models BG and WG, Gas Fired.

323-47-SM—Clip-Grip Metal Studs and Clips (for use with Wallboard and Gypsum Lath).

1068-46-SA—Wicks Tornado Unit Heater, Gas-Fired.

567-47-SA—Young Brothers Two Single-Compartment Continuous Conveyor Coating Ovens, Gas-Fired.

31-48-SM—City Tank Corp. 550 Gallon Capacity Underground Storage Tank for Volatile, Inflammable Oils.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, February 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

HARRIS H. MURDOCK, *Chairman*.

MARCH 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

760-41-BZ—Application of William I. Hohausser, applicant, on behalf of Arthur Enterprises Inc., owner, re-opened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

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1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

351-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

327-27-BZ—Application of Harry A. Yarish, applicant, on behalf of Howard Motor Sales Corp., owner, reopened November 18, 1947, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area; premises 741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

201-27-BZ—Application of Lania and Proskauer, applicants, on behalf of L. R. Realty Co., Inc., owner, reopened November 5, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles); premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

913-38-BZ—Application of Soontup and Rapson, applicants, on behalf of Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee), reopened April 22, 1947, under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board for the parking and storage of more than five (5) motor vehicles); premises 80-12 Kew Gardens road, south side, between 80th road and Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

311-47-BZ—Application, April 1, 1947, under section 7h and Section 60 of the Multiple Dwelling Law, of Nathaniel C. Saxe, applicant, on behalf of David Koss, owner (Harry Nemuth, lessee), to permit in a residence use district, the parking of more than five (5) motor vehicles for patrons of hotel, no fee to be charged; premises 134 Beach 114th street, northeast corner of Ocean Promenade (Block 658, part of Lot 46), Rockaway Beach, Borough Queens.

572-47-BZ—Application, June 11, 1947, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Cortsmith Realty Corp., owner, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores; premises 235-245 Kings Highway, 1701 West 9th street, northwest corner, and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn.

894-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Koch & Wagner, applicants, on behalf of Bay Ridge Savings and Loan Association, owner, to permit in a business use, C area district, the extension to existing building, using more than the area permitted; premises 7511 5th avenue, east side, 85 ft. 9 in. south of Bay Ridge parkway (Block 5942, Lot 6), Borough of Brooklyn.

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

1-48-BZ—Application, January 2, 1948, under sections 7b, 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners; A. &

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F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, sub-lessee, to permit in a residence and business use, C area district, the extension of the first floor of existing building for commercial use, (cafeteria-dining room), using more than the area permitted and without the required legal rear yard; premises 875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6, inclusive), Borough of Brooklyn.

28-48-BZ—Application, January 6, 1948, under section 7e of the zoning resolution, of H. M. Cole, applicant, on behalf of Motorla-New York Inc. owner, to permit in a residence use district, the change in occupancy from factory, showroom and storage (previously granted by the Board—expired) to showroom, offices, shipping television and radio repairs, for a period of ten (10) years; premises 146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

116-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Alexander D. Crosett, applicant, on behalf of News Syndicate Co., owner, to permit in a business and unrestricted use, B area district, and class 1½ height district, the proposed addition of the 10th and 11th floors to the existing building, without the required setbacks; premises 223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (Block 1315, Lot 24), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

602-47-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of Ruth Goldner, owner (Warwick Laboratories, lessee), reopened November 5, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

720-47-BZ—Application, July 29, 1947, under sections 7f and 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Henry M. Meyer, owner, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium; premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

935-47-BZ—Application, October 24, 1947, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mildred Burstein, owner, to permit in a residence use, F area district, the erection of a building without the required setback; premises

209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43 (formerly Lot 41), Queens Village, Borough of Queens.

1063-47-BZ—Application, December 12, 1947, under sections 7f and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Bounding Home Corp., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

2-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Monogram Realty Company, owner, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

1110-47-SM—Pomco 2" Fuel Oil Fill Box (Fill Pipe Terminal).

HARRIS H. MURDOCK, *Chairman.*

MARCH 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 9, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

1048-47-A—431 7th avenue, east side, 74 ft. ¾ in. south of West 34th street (Block 809, Lot 82), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1109-47-A—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

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APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—

re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 10, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 27, 1948, were approved as printed in the Bulletin of February 3, 1948, Vol. 33, No. 5.

ZONING APPLICATIONS

2-48-BZ

APPLICANT—Paul Friedman, for Monogram Realty Company, owner.

SUBJECT—Application (decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Isidore Levine, Celia Kandel, Edward I. Friedland.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. for an inspection by a committee of the Board. Hearing closed.

327-27-BZ

APPLICANT—Harry A. Yarish, for Howard Motor Sales Corp., owner.

SUBJECT—Application reopened November 18, 1947—Application (decision of the borough superintendent), under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area.

PREMISES AFFECTED—741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and Moe Steinberg.

For Opposition: Celia Kandel, A. H. Levine and Morris Fagin and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A. M. for applicant to submit new plans.

407-46-BZ

APPLICANT—E. Richard Crino, for Pasquale and Domenica Palomba and Santa Maimone, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from store and apartments to factory use.

PREMISES AFFECTED—712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948, at 10 A. M. for applicant to submit new plans.

The premises and area have been inspected by a committee of the Board which found the cellar occupied by a place of public assembly as a private club, and the apartments removed from the first floor and the factory already in operation throughout the first floor.

1041-46-BZ

APPLICANT—New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of New York City Housing Authority.

PREMISES AFFECTED—East 6th street to East 13th street, and from Avenue D to Franklin D. Roosevelt drive (East River Drive); Jacob Riis House (Buildings 16 and 17); (Blocks 362 to 367, inclusive, Lots 1 to 100, inclusive); Borough of Manhattan.

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APPEARANCES—

For Applicant: Louis S. Joseph, Frank P. Malaspina and Maxwell Levy.

For Opposition: Dorothy Hinchard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A. M. for applicant to file new plans.

561-47-BZ

APPLICANT—Max Horn, for William Hassett, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the permitted area.

PREMISES AFFECTED—127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 10 A. M. Applicant to send out notice by regular mail to those who appeared in objection.

602-47-BZ

APPLICANT—Nathaniel C. Saxe, for Ruth Goldner, owner (Warwick Laboratories, lessee).

SUBJECT—Application reopened November 5, 1947—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing.

PREMISES AFFECTED—334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. for inspection by Board. Hearing closed.

676-47-BZ

APPLICANT—Anthony M. DeRose, for Frismont Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and retail use, D area district, the erection and maintenance of a building using more than the permitted area.

PREMISES AFFECTED—2746-2752 East Tremont avenue, northwest corner of Frisby avenue (Block 3988, Lots 45, 46, 47, 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. DeRose, Herman A. Acker, John T. Power, V. H. Humberg and G. E. J. Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 17, 1948 at 10 A. M. for applicant to file additional information.

720-47-BZ

APPLICANT—Gabriel Nathan, for Henry M. Meyer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium.

PREMISES AFFECTED—61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, William J. Burke and Mrs. H. M. Meyer.

For Opposition: Harold L. Strauss, Harry Fisher, John Dunphy, Peter Speofera, L. Lackter, Harry Welch, Beatrice L. Cox and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. for inspection and decision by the Board. Hearing closed.

774-47-BZ

APPLICANT—Henry Nordheim, for Joseph Lettera, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office.

PREMISES AFFECTED—1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A. M. for inspection by a committee of the Board. Hearing closed.

838-47-BZ

APPLICANT—Lama and Proskauer, for J. J. A. Holding Corp. and Mary A. King, owners (Claude and Mathew Pennacchia, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop.

PREMISES AFFECTED—Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 10 A. M. for decision by the Board; applicant to correct plans.

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870-47-BZ

APPLICANT—Henry Nordheim, for Frank Solicito, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: N. Holmes Clare.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. for inspection and decision by the Board. Hearing closed.

935-47-BZ

APPLICANT—Burke, Morrison and Green, for Mildred Burstein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a building without the required setback.

PREMISES AFFECTED—209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43) (formerly Lot 41), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: J. F. Fitzsimons, Mildred Burstein, Harry Burstein, Max Burstein.

For Opposition: Louis Mendelson, Royal E. Dalrymple, George Akins and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. for an inspection by a committee of the Board.

1063-47-BZ

APPLICANT—Charles M. Spindler, for Bounding Home Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted.

PREMISES AFFECTED—66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101,) Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and John J. Hegarty.

For Opposition: Bertram H. Siegeltuck, Sol Seidman, Stanley N. Owbaum, Herbert Lillian, Arthur W. Kelly and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. for an inspection by a committee of the Board. Hearing closed.

415-41-BZ

APPLICANT—Lama and Proskauer, for L. & L. Holding Company, Inc., owner.

SUBJECT—Application reopened December 16, 1947, for extension of term of variance (expired by limitation) re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—612-634 86th street and 1-17 Dahlgren place, southeast corner (Block 6055, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (415-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit partly in a business use district and partly in a residence use district, for a term of two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 612-634 86th street and 1-17 Dahlgren place (Block 6055, Lot No. 12), Borough of Brooklyn, was granted by the Board on December 9, 1941, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on December 16, 1947 and set for hearing on January 20, 1948 at 10 A. M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 20, 1948, after due notice by publications in the Bulletin of the Board of Standards and Appeals, and laid over to February 10, 1948 at written request of the applicant; and

WHEREAS, the decision of the borough superintendent dated February 5, 1948 on Alt. Applic. 230-48, reads:

"1. Proposed parking and storage of more than five motor vehicles in a business district is contrary to Art. II, Sect. 4a, Sect. 15 of zoning resolution.

NOTE: These premises were subject to conditional variation of B.S. & A. Cal. #415-41-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 9, 1941 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises within the business use district with a frontage of approximately 200 ft. on 86th street and a depth of 100 ft. to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein amended, the provisions of the resolution of December 9, 1941 shall be complied with; that a new certificate of occupancy shall be obtained."

170-47-BZ

APPLICANT—Henry Nordheim, for Fairmount Garage Corp., owner (Leumas Wares Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory.

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PREMISES AFFECTED—1982-1986 Crotona parkway, east side, 39.41 ft. south of East 178th street (Block 3121, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Sam Harrison.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (170-47-BZ)

WHEREAS, Henry Nordheim, for Fairmount Garage Corp., owner, Leumas Wares Corporation, lessee, filed February 26, 1947, an application under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to non-storage garage and factory, affecting premises 1982-1986 Crotona parkway, east side, 39.41 feet south of East 178th street (Block 3121, lot 11), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin, and laid over to February 10, 1948, at the request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that Crotona parkway east is in residence and business use, B area and Class 1¼ height districts; East 178th street is in a residence use, B area and Class 1¼ height district; site is in a residence use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1947, re Alt. Applic. 1172-46, reads:

"1. The proposed change of occupancy from storage garage to non-storage garage and factory is contrary to Article 2, Section 3, Subdivision 9 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 72.51 ft. front by 140.16 ft. in depth on which is located a building 68 ft. 1 in. front by 140 ft. 16 in. in depth, one story 15 ft. in height, of Class 3 construction, presently occupied as a non-storage garage and factory; that it is proposed to legalize the present use which has been in operation since the lessee's war contracts were terminated; and

WHEREAS, the applicant contends that when the war started and the Federal government required all the machine work that could be turned out in no matter what sized shop with the result that the present tenant rented the first floor for machine parts production for the government and continued to do so until the end of the war; that on termination of war contracts the lathes, presses, dies and other machines were converted to the production of aluminum trinkets such as cups, serving and ash trays, cocktail shakers and other small household aluminum parts; that there are no casting furnaces as all metal comes in sheets; there is no noise from these operations as all work is done by spinning process or shearing and pressed in forms; that this shop now contains a vast amount of small machines, each driven by small electric motors, which were installed at considerable expense and to dismount and remove same would entail considerable expense to say nothing of that of remounting it where, provided space can be found with present shortage; that it can well be contended the amount of floor space required for this trade is simply not to be had in the Bronx; that so far as known, the establishment of this business has caused no disturbance in the neighborhood, as there is no record of any complaint or of a violation, due perhaps to the fact it was not discovered, which speaks well for their shipping and receiving; that loading of small utensils can be made from one truck of aluminum sheets and in transshipping they fit in very small cartons,

thus this phase of the business is no annoyance to pedestrians, in fact far less than in and outgo of automobiles from the cellar, which is a legal operation according to the existing certificate of occupancy #330-17; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, for a term of five (5) years, to permit the occupancy of the 1st floor as proposed with the continuation of the non-storage garage use in the cellar as proposed and as indicated on plans filed with this application marked "February 26, 1947," two sheets and "November 18, 1947," one sheet, on condition that the windows at the rear in both the cellar and the first floor shall be made fireproof self-closing; that the ramp serving the basement shall be separated from the balance of the first floor by fireproof construction with no openings therein between the cellar and the first floor; that the boiler room shall be in compliance with the code therefor and shall be entered only from the exterior; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or area; that all signs on the building shall be restricted to one sign as shown, advertising the factory use on the first floor and such direction signs as may be necessary in connection with the garage use; that this variance shall continue only so long as the first floor of the premises are occupied for the factory use as proposed, that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

342-47-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale avenue, 864 East 167th street, southwest corner and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and F. Pfeiffer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (342-47-BZ)

Henry Nordheim, for Frank Pfeiffer, owner, filed April 17, 1947, an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office, affecting premises 1085 Intervale avenue, 864 East 167th street, southwest corner, and 1088 Hall place (Block 2700, Lot 39), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 20, 1948, after due notice by publication in the Bulletin, and laid over to February 10, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Intervale avenue is in a business use,

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B area and Class 1½ height district; East 167th street is in a business use, B area and Class 1½ height district; Hall place is in a business use B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 1, 1947, re N.B. Applic. 159-47, reads:

"1. Proposed motor vehicle repair shop in a business district is contrary to Art. II, Sec. 4a, Subdiv. 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 39.40 ft. front by 43.14 ft. in depth (irregular) on which are located some shacks which are to be demolished; that it is proposed to erect a building 39.40 ft. front by 42.64 ft. in depth, one story 13 ft. in height, of Class 3 construction, to be used as a motor vehicle repair shop, store and office; and

WHEREAS, the applicant contends that this application is made under three sections, 7c, 7i and 21, under any of which the Board is empowered to approve this application; that under section 21, the contention may be advanced that this site is too small for any multiple dwelling development; that it is in a neighborhood where the time is long past for a small one or two-family dwelling project; that it is located on an isolated point of the block where a retail store would not attract trade and opposite the site of a parking lot on Block 2691, Lot 86; that it has now a conglomerate collection of sheds and advertising signs that would be well if replaced with a decent building as proposed; that the owner who is now repairing cars under improvised roofing derives his trade from that traffic; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7i thereof, for a term of ten (10) years, to permit motor vehicle repairing within the building, to be erected as proposed and as indicated on plans filed with this application, marked "Received April 17, 1947," two sheets, *on condition* that in all other respects, the building and occupancy shall comply with the requirements of all laws, rules and regulations applicable thereto; that all existing building addresses shall be removed; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall require; that no signs shall be erected on the roof and any signs constructed shall be in compliance with the zoning resolution and shall not extend beyond the building line further than therein permitted; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

559-47-BZ

APPLICANT—Raymond Irrera, for Frances Tedesco, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage, without the required setbacks from rear and side lot lines.

PREMISES AFFECTED—46-02 to 46-10 244th street and 243-12 to 243-20 Alameda avenue, southwest corner (Block 8183, Lot 6), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and Leonard Tedesco.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (659-47-BZ)

WHEREAS, Raymond Irrera for Frances Tedesco, owner, filed June 27, 1947 an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage without the required setbacks from rear and side lot lines, affecting premises 46-02 to 46-10 244th street and 243-12 to 243-20 Alameda avenue, southwest corner (Block 8183, Lot 6), Douglaston, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin, and laid over to February 10, 1948, for inspection and decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that 244th street is in a residence use, G area and Class ½ height district; Alameda avenue is in a residence use, G area and Class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 9, 1947, re N.B. Applic. 1199-45, reads:

"1. Proposed location of garage is contrary to §16B, subdivision C, and also 16-B. subdivision D of zoning resolution. Note: nearer than 5 ft. to rear and side lot lines."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. frontage by 100 ft. in depth, on which is located a building 31 ft. 8 in. front by 30 ft. 6 in. in depth, one story, 24 ft. in height, of Class 3 construction, to be used as a dwelling; that there is an uncompleted two-car garage on the premises which is the subject of appeal; that the garage is 23 ft. front by 22 ft. in depth, one story, 10 ft. in height, of Class 3 construction; and

WHEREAS, the applicant contends that through his neglect to check on the zoning at the time of filing, a considerable hardship has been incurred upon the owner who proceeded with the work in good faith, with no knowledge of any violation of the law; that it is respectfully requested the Board grant this application to permit this garage to be maintained as erected with the exterior walls 1 ft. from the side and rear lot lines instead of 5 ft. as per the requirement of para. 16-B, subdivision c of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the records indicate that the garage is partially constructed contrary to the approved plans and without permit; and

WHEREAS, the Board deemed that the applicant had substantiated a basis for appeal under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship; and

WHEREAS, the applicant has filed a plan showing the location of existing accessory garages on lots 1, 12 and 45, and indicating that such garages have been erected presumably lawfully, practically within 1 ft. or 1 ft. 6 in. from the rear and side building lines.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 of the zoning resolution, to permit the garage within the G residence district in the location on lot 6 as proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

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544-47-BZ

APPLICANT—Charles M. Spindler, for Queens Hill Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted

PREMISES AFFECTED—138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street, (Block 9626, Lots 36 and 44), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (544-47-BZ)

WHEREAS, Charles M. Spindler, for Queens Hill Realty Corp., owner, filed May 21, 1947, an application under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing building into the residence use district using more than the permitted area; affecting premises 138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner (Block 9626, lots 36 & 44), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, December 16, 1947 after due notice by publication in the Bulletin, and laid over to February 10, 1948, for inspection and decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in business use, C area and Class 1 height districts; Queens boulevard is in business use, C and D area and Class 1 & 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1947, re Alt. Applic. 1095-47, reads:

"1. Proposed extension to an existing business building into a residence zone is contrary to Art. II Sec. 3 Zoning Resolution.

2. Proposed extension occupying entire unbuilt upon area of plot in a D area district is contrary to Art. IV Sec. 14 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 209.68 ft. front by 130 ft. in depth (irregular), on which is located a building 209.68 ft. front by 100 ft. in depth, irregular, one story 13 ft. in height, of Class 3 construction, presently used as furniture showroom; that it is proposed to extend the existing building 30 ft. by 120 ft., 2 stories 25 ft. in height of Class 3 construction to be used as a furniture store and showroom; and

WHEREAS, the applicant contends that since the proposed site lies within the residential zone and it is necessary to preserve the residential character of 139th street, it is proposed to construct a building with a facade similar to a modern garden apartment house; that no show or display windows will be installed on 139th street nor any advertising signs displayed and the two colonial doorways to be installed will be used solely as emergency exits with all customers and deliveries using the existing entrances on Queens boulevard and Hillside avenue; that planting and shrubbery will be maintained on the 139th str. front and the building will have a colonial brick facade with casement windows; that the vacant plot having a depth of only 30 ft. is completely undevelopable for any conforming use and can be used only in conjunction with the adjoining business buildings; that

the dwellings immediately to the north have the bulk of their area within the business zone, while the building to the south is an auto showroom; that as indicated on the plot diagram, the vacant area is not a separate lot but is part of lot 44 and was acquired at the same time as the balance of the property; that since the block from 139th St. to Queens boulevard is only 130 ft. deep and does not contain any buildings back to back, a rear yard for light and improved block ventilation is not necessary; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under sections 7c and 21 thereof, to permit the building to be extended toward 139th street on condition that the building shall be set back from 139th street for a distance of 10 ft.; that the 10 ft. space shall be maintained with lawn and shrubbery; that the design of the one story building as herein permitted shall be similar to the residential design as proposed and a new drawing shall be submitted to the Board for approval before same is submitted to the borough superintendent; that the entrances as proposed to 139th street shall be for exit purposes only and so marked and provided with paved walks to street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that such plans shall be submitted within four (4) weeks.

677-47-BZ

APPLICANT—Anthony M. DeRose, for Frismont Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use D area district, the erection and maintenance of a building, using more than the permitted area.

PREMISES AFFECTED—2734-2740 East Tremont avenue, west side, 140.37 ft. north of Frisby avenue (Block 3988, Lots 37 to 42, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. DeRose, Herman A. Acker, John T. Power, V. H. Humbert and G. E. J. Cavellieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (677-47-BZ)

WHEREAS, Anthony M. DeRose for Frismont Realty Corporation, owner, filed July 8, 1947, an application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a building using more than the permitted area, affecting premises 2734 to 2740 East Tremont avenue, west side, 140.37 ft. north of Frisby avenue (Block 3988, Lots 37 to 42, inc.), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meet-

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ing, February 10, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East Tremont avenue is in a retail use, D area and Class 1 height district; Frisby avenue is in residence and retail use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 9, 1947, re N.B. Applic. 938-47, reads:

"1. In a 'D' District, no building may occupy at curb level more than 55% of the area of the lot, as per Article 4, Section 14, Subdivision 'C' of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 150 ft. front by 93 ft. in depth, presently vacant; that it is proposed to erect a building 150 ft. front by 83 ft. in depth, one story 15 ft. in height, of Class 3 construction, to be used as retail stores; and

WHEREAS, the applicant contends that the buildings to the rear are adequately provided with light and ventilation by reason of their own rear yards; that request is made to permit the owner to enjoy the use of his property up to the coverage requested, as the adjoining properties will not be adversely affected nor will their light and ventilation be impeded as their respective coverage is greater than that now permitted under the zoning resolution as amended; that compliance would only tend to deprive the owner of a reasonable and practical development of its property and that the unique circumstances affecting this property, together with the constitutional Rule of equality of privilege would justify consideration of the Board to grant this under Section 21 of the zoning resolution; that the adjoining buildings already cover their full lots; and

WHEREAS, the Board deemed that the applicant had substantiated a basis for appeal under section 21 of the zoning resolution as to extension of area and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 of the zoning resolution, to permit the extra coverage as proposed and as indicated on plans filed with this application marked "Received July 8, 1947," two sheets, *on condition* that the rear yard as proposed shall be maintained; that a proper fence shall be maintained along the rear line and side lot lines up to the building in the rear; that the rear yard shall be properly paved and drained; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto including the carrying up of the partitions between stores to the underneath sides of the roof boards as required by law; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

713-47-BZ

APPLICANT—Henry George Greene, for Henry Herman, owner (Michael Goldstein, lessee.)

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing use to permit parking and storage of more than five (5) motor vehicles on roof.

PREMISES AFFECTED—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (Block 927, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (713-47-BZ)

WHEREAS, Henry George Greene, for Henry Herman, owner (Michael Goldstein, lessee) filed July 23, 1947 an application under section 7c of the zoning resolution, to permit in a residence use district, the extension of an existing use, to permit the parking and storage of more than five (5) motor vehicles on the roof, premises 320-330 East 22nd street, south side, 275 ft east of 2nd avenue (Block 927, Lot 38), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 25, 1947, after due notice by publication in the Bulletin and laid over to December 9, 1947 and again laid over to February 10, 1948 for an inspection by a committee of the Board and for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that East 22nd street is in a residence use, B area and class 1½ height district; and 2nd avenue is in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated July 15, 1947 on amendment to Alt. Applic. 516-47 reads:

"1. Extension of a non-conforming use, & garage, for more than 5 motor vehicles (roof to be used for parking and storage of more than 5 motor vehicles) in a Residence Use District is not permitted. Article 2, para. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 155 ft. frontage by 97 ft. 6 in. in depth, on which is located a building covering the entire plot, two stories, 25 ft. in height, of class one construction, presently used as a garage for more than five motor vehicles; that it is proposed to use the roof for additional parking of motor vehicles for passenger motor vehicles; and

WHEREAS, the applicant contends that the use of this roof would in no way create any additional hazard; that there is a tremendous need for additional parking space; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension to include the roof of the present garage use of the building for the storage of more than five (5) motor vehicles as proposed, *on condition* that the building shall be altered and arranged as indicated on plans filed with this application, marked "Received February 9, 1948", one sheet (revised area plan), July 23, 1947, two sheets, and November 21, 1947, one sheet; that the parapet shall be extended to 5 ft. above the height of the roof beams and suitably coped on all four walls; that additional stairs shall be continued to the roof as required by the building code; that the roof shall be suitably surfaced; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution (see 829-47-A).

945-47-BZ

APPLICANT—Martin J. Kelly, Jr., for 551 West 37th Street Realty Corp., owner (Dixie Bus Depot, Inc., lessee).

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SUBJECT—Application (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in an unrestricted use district, the change of occupancy from private garage for five (5) buses to private garage for more than five (5) buses on a street in which there is located entrances to a public school.

PREMISES AFFECTED—549-553 and 555-559 West 37th street, north side, 100 ft. east of 11th avenue (Block 709, Lots 7 and 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin J. Kelly, Jr. and John A. Knubel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (945-47-BZ)

WHEREAS, Martin J. Kelly, Jr., for 551 West 37th Street Realty Corp., owner; Dixie Bus Depot Inc., lessee, filed October 29, 1947, an application under section 7g of the zoning resolution, to permit in an unrestricted use district the change of occupancy from private garage for five (5) buses for more than five (5) buses on a street in which there is located an entrance to a public school, affecting premises 549 to 553 and 555-559 West 37th street, north side, 100 ft. east of 11th avenue (Block 709, Lots 7 and 9), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 37th street is in an unrestricted use, A area and Class 2 height district; 11th avenue is in an unrestricted use, A area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated September 26, 1947, re Alt. Applic. 1873-47, reads:

"1. Proposed change of occupancy from private garage for 5 Buses to Private Parking Garage for more than 5 buses is contrary to Sec. 21-A Zoning Resolution. (Public school within same street between intersecting streets)."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 98 ft. 9 in. in depth on which is located a building covering entire plot, 1 story, 15 ft. in height, of Class 3 construction, presently used as a private garage for five (5) buses; that it is proposed to use the existing garage to store more than five (5) buses, office storage; that the automobile repair shop will remain in the westerly half of garage; and

WHEREAS, the applicant contends that at 241 West 42nd street the lessee operates a union bus terminal which sells tickets, furnishes information and provides accommodation for loading and discharging of the passengers of the various lines using the terminal; that this terminal has been maintained by the applicant since 1932; that the various buses using the terminal come from and are principally garaged at places elsewhere in the State of New York and throughout the country; that occasionally they are required to lay over in New York to await schedule departures; that due to the limited capacity of the terminal it is impossible to lay them over therein; that for the purpose of providing a suitable covered place within reasonable proximity of the terminal, the applicant acquired a lease on the easterly half of the premises involved therein; that the buses after discharging their passengers at the terminal (241 W. 42nd St.) are driven to 551 W. 37th street to await their next departure; that if these premises were not available, the buses

might have to lay over in the city streets which would not only tend to congest traffic in the midtown area but in inclement and cold weather endanger them by reason of freeze-ups, etc.; that the subject premises will be used only for such purpose and not used to load or unload passengers; no repairs to the vehicles are to be made there and no gasoline stored or furnished there; that the premises have a capacity for approximately ten (10) buses; that this property is westerly of the school and almost all of the children who attend it come from points easterly of the school and the premises are out of the principal line of travel; and

WHEREAS, the applicant has filed consents duly acknowledged of the owners of 62% of the frontage deemed by the Board to be immediately affected by the proposed garage in accordance with the requirements of section 7g of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7g for a term of five (5) years to permit the premises to be occupied for the storage of more than five (5) buses as proposed and as indicated on plans filed with this application marked "Received January 8, 1948," 2 sheets, on condition that the number of buses to be stored shall at no time exceed ten; that this variance shall continue during the term as indicated but only so long as used as proposed by the Dixie Bus Depot, Inc. or their successors in the same business; that this building shall at no time be used as a bus terminal; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

1007-47-BZ

APPLICANT—John Burke, for Aniello and Gaetano Cavaliere, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five (5) motor vehicles (previously granted by the Board) to soda bottling and two (2) motor trucks.

PREMISES AFFECTED—South side of Hamilton avenue, 153 ft. 4 in. west of Hicks street (Block 513, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles A. Olse and Daniel McNamara.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1007-47-BZ)

WHEREAS, John Burke for Aniello and Gaetano Cavaliere, owners, filed November 19, 1947 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five (5) motor vehicles to soda-bottling and two (2) motor trucks, affecting premises—south side of Hamilton avenue, 153 ft. 4 in. west of Hicks street (Block 513, Lot 18), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Hamilton avenue is in a residence use,

MINUTES

D area and Class 1 and 1½ height district; Hicks street is in a residence use, D area and Class 1 and 1½ height district; and the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1947, re Alt. Applic. 1998-47 and 1999-47, reads:

"1. Proposed change of occupancy from garage for more than 5 cars to soda bottling and 2 trucks within a residential district is contrary to Art. 2, Section 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 90.83 ft. frontage by 87 ft. 5 in. in depth, irregular, on which is located a building part of which is to be demolished, being on land acquired by the City for widening of Hamilton avenue; that the present premises are three, two and one story in height; that it is proposed to reconstruct the building, 90.83 ft. front by 86 ft. 5 in. in depth, irregular, one story, 15 ft. in height, of Class 3 construction, to be used as a soda bottling plant and for the storage of two (2) motor trucks used in the business; and

WHEREAS, the applicant contends that as the City of New York is taking the front portion of the plot for widening of Hamilton avenue for the purpose of the Belt to Gowanus Highway thence to the Battery tunnel to Manhattan, which will leave the rear portion as shown on plans filed herewith facing Hamilton avenue, instead of Coles street, which necessitates demolishing the entire upper 2nd and 3rd floors, and leaving the rear one story portion, of the present west building No. 24-26 Coles street being a 2-story brick building occupancy; 1st floor public storage garage for more than 5 cars, 2nd floor one family; that present east building No. 28 Coles street is a 3-story brick building, occupancy—1st story soda bottling plant and 3 autos; 2nd and 3rd floors, one family each; that after the demolishing and alteration, the building will become one building and will have one occupancy, soda bottling plant with 2 auto trucks, with 6 employees, a business which was established at this location for a period of 35 years; that this change will omit the public storage garage for more than five cars which is more hazardous; that the alteration primarily consists of erecting a new brick front enclosure wall, on the new building line and cutting new opening between building making one building and one occupancy; and

WHEREAS, on April 30, 1918, the Board granted on condition the reconstruction and extension in area and conversion into a public garage of an existing stable and wagon shed premises 24 to 26 Coles street, Brooklyn; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the buildings now occupy the full lots; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 21 to permit the reconstruction of the building as proposed and as indicated on plans filed with this application marked "Received November 19, 1947," 4 sheets, on condition that the building shall be reconstructed as proposed not exceeding one story in height, except for the small section or syrup room, as shown, and used as proposed; that this variance shall continue only so long as such conditions remain and for no other use; that the building shall not be increased further in height or area and shall in all other respects comply with all laws, rules and regulations applicable thereto; that signs on the building shall be restricted to a permanent sign attached to the front of the building advertising the business and not exceeding 15 sq. ft. in area; that no roof signs shall be constructed; that such portable fire fighting appliances shall be maintained as the

fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

754-47-A

APPLICANT—Imre Chairman, for Henry D. Greenberg, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1,) College Point, Borough of Queens.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: H. L. Bernstein, Fire Dep't.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A.M., for an inspection by a committee of the Board.

829-47-A

APPLICANT—Henry George Greene, for Henry Herman, owner (Michael Goldstein, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (roof); (Block 927, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

THE RESOLUTION (829-47-A)

WHEREAS, Henry George Greene, for Henry Herman, owner, Michael Goldstein, lessee, filed September 17, 1947, an appeal from a decision of the borough superintendent, affecting premises 320-330 East 22nd street, south side, 275 ft. west of 2nd avenue (Roof) (Block 927, Lot 38), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 516-47, dated July 15, 1947, reads:

"2. Provide two means of egress from street to roof. Stairs should go to roof, ramp is not acceptable.

"3. Cinder concrete arch not acceptable—overstressed. Required live load for floor construction 75 lbs. per sq. ft. and a new concentration of 2000 lbs. to be applied.

"4. Floor (roof) beams overstressed."

and

WHEREAS, the applicant states that the building is two stories, 25 ft. in height; 155 ft. by 97 ft. 6 in. in area, of Class 1 construction; located in a residential use, B area, Class 1½ height district; erected in 1925 and used since erection as follows: Cellar, boiler room; 1st floor, garage for more than five automobiles, 10 persons; 2nd floor, same, 5 persons; proposed to be used and occupied—cellar, boiler room; 1st, 2nd and roof, parking and storage of more than five motor vehicles, 10 persons on the 1st, 5 persons on the 2nd, 2 on the roof; that the building is equipped with an approved standpipe system, one interior 4 ft. 4 in. wide steel stairs, enclosed in 8 in. brick, equipped with fireproof self-closing doors and leading direct to street, provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that it is proposed to provide reinforcement of the concrete slab of the roof to increase the allowable live load as indicated by calculations shown on drawing filed with this appeal marked "Received October 27, 1947"; and

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WHEREAS, the applicant contends that this reinforcement will remove the only serious condition of loading that would be met in the event of parking vehicles on the roof since the arch is at present the weakest part of the structure; that in this manner the roof will be extended so as to provide a comparative degree of safety; and

WHEREAS, the applicant contends that the existing roof construction is capable of sustaining between 40 lbs. and 45 lbs. per sq. ft. live load on beams, girders and columns; that the storage of vehicles on the roof will at no time exceed the permissible live load as calculated; that permission to store vehicles on the roof is for a temporary period (although not so requested under Cal. 713-47-BZ); and

WHEREAS, the Board deemed that the roof should be reinforced to comply with the requirements of the code for the live and dead load for a garage use and in addition, the required snow load.

Resolved, that the decision of the borough superintendent on Alt. Applic. 516-47, Objections 2, 3 and 4, dated July 15, 1947 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied* (see 713-47-BZ).

1059-47-A

APPLICANT—United Merchants Laboratories, Inc., for Starrett Realty Renting Co., Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—601 West 26th street, entire block, 11th to 12th avenues and 26th to 27th street (19th floor); (Block 672, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Theodore J. Dabrowski and Alan J. Elliot.

For Administration: H. L. Bernstein, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock and Commissioners Blum and Kleinert..... 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (1059-47-A)

WHEREAS, United Merchants Laboratories, Inc. for Starrett Realty Renting Company, Inc., owner, filed November 28, 1947, an appeal from an order of the fire commissioner affecting premises 601 West 26th street, entire block bounded by 11th avenue, 26th street, 12th avenue and 27th street (19th floor); (Block 672, Lot 1), Borough of Manhattan; and

WHEREAS, Order 55579-LC, issued by the fire commissioner October 31, 1947, reads:

"Before a permit may be issued to you for the storage and use of benzine, etc., the following must be done:

1. Discontinue storage in excess of five gallons volatile inflammable oil (benzine, toluol, etc.) above the 1st story.

Please notify this Department promptly when this order has been complied with. It is unlawful for you to store and use benzine, etc. without a permit."

and

WHEREAS, the applicant states that the building is 20 stories, 270 ft. in height; 607 ft. by 197 ft. in area; of Class 1 construction; erected 1930; located in an unrestricted use A area, Class 2 height district and used and occupied—cellar, boiler room, 15 persons; 1st floor, railroad yard and stores, 105 persons; 2nd floor, public garage, 110 persons; 2nd mezzanine, motor and meter repair, storage of food and supplies, 100 persons; 3rd floor, winery and carton manufacturing, 350 persons; 4th, 5th and 6th floors, bonded warehouse, 220 persons per floor; 7th floor, auto accessory and envelope manufacturing, 350 persons; 8th floor, rotogravure printing, 450 persons; 9th floor, liquor storage, combustion eq. baker supplies, 200 persons; 10th floor, baker supplies, 200 persons; 11th floor, fruit packers, 100 persons; 12th

floor, book warehouse, 50 persons; 13th floor, textile distributors, 50 persons; 14th floor, paper bag manufacturing, 200 persons; 15th floor, perfume, essential oil manufacturing, 75 persons; 16th floor, book bindery, 100 persons; 17th floor, mirror and powdered egg manufacturing, 50 persons; 18th floor, floor wax distributors, 75 persons; 19th floor, textile laboratory, 25 persons; pent house, elevator machinery, 6 persons, for which C.O. 17871 was issued October 1, 1931, permitting the following use and occupancy: cellar, boiler room, engine rooms, truck driveway; 1st floor, railroad freight yard, driveway, cafeteria, 105 persons; 1st mezzanine, office and cafeteria, 135 persons; 2nd story, garage, 110 persons; 2nd mezzanine, to 19th stories, inclusive, factory and warehouse, 220 persons on the 3rd to 6th stories, 330 persons on the 7th floor, 220 persons on the 8th to 17th stories, 190 persons on the 18th story, 30 persons on the 19th story; and

WHEREAS, the applicant states that when it leased the 19th floor on January 1, 1941, a fireproof storage room was erected pursuant to B.N. Applic. 751-1941 for the storage of solvents; that this room is equipped with a sprinkler system, explosion proof lighting fixtures and self-closing fireproof door; and

WHEREAS, the applicant contends that it has been inspected at least 6 times a year since 1941 and never asked to show a permit for the storage of these solvents in the fireproof room; that these solvents mean a considerable investment and the effective functioning of the applicant's laboratory depends on their use; that the following inflammable and volatile materials are kept in the fireproof storage room in question:

Substance

Methyl alcohol-absolute	2½ gals.	5 gal. can
Propyl alcohol	15 lbs.	4—5 # bottles
Ether	2½ gals.	5 gals. can
Butylalcohol	5 gals.	5 gals. can
Acetone	1¼ gals.	5 gals. can
Methyl Ethyl Ketone	12 gals.	3—5 gals. can
Toluol	4½ gals.	5 gals.—can
Xylene	2½ gals.	5 gals.
Bensene	3 gals.	5 gals.—can
Methyl Isobutyl Ketone	1 pint	1 gal.
Amyl Alcohol	3 lbs.	5 lbs. bottle
Styrene		
Monomer resin	22½ lbs.	3—7½ lbs. bottles
Tetralin	1 gal.	1 gal. bottle
Hexalin	¾ gallon	1 gal. "
Monochler Benzene	1 gal.	1 gal. "
Tetrahydronaphthalene	¼ gallon	1 gal. bottle
Cyclohexanone	5 lbs.	5 lbs. bottle
Ethyl acetate	2 gallons	3—5 gal. can
Butyl acetate	1 gal.	1 gal.
Linseed oil	5 gals.	5 gals.—can
Varsol #2	1 drum—55 gals.	1 drum—55 gals.
Chloroform	5 # bottle	5 # bottle
Solution 7160—N.C.	3 gallons	5 gallons—can
Ethylene Dichloride	2 gallons	2—1 gal. cans
Tetrachloroethylene	1 gallon	1 gallon

and

WHEREAS, application made to the Fire Department August 22, 1947, for permit to conduct a textile laboratory at these premises stated that it was proposed to store:

5 gals. alcohol (ethyl)	5 gals. benzine
" " " (propyl)	5 gals. ethyl acetate
" " " (methyl)	10 gals. metyl-ethyl keton
" " " (isopropyl)	5 kerosene
" " " (butyl)	85 lbs. nitric acide
5 gals. ethyl ether	5 lbs. chloroform
5 gals. toluol	1½ ethylene chloride
5 gals. xylene	

Resolved, that the decision of the Fire Commissioner as to Order 55579-LC, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a F.P. Application shall be filed with the borough su-

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perintendent for the approval of the room for the storage of combustible and inflammable liquids, as proposed, to include sprinkler protection, fireproof construction of walls and fireproof door and to omit the floor drain and to provide ventilation through the ceiling to the roof of the building and a 6 in. concrete dyke at the doorway entrance; that the three inflammable liquids proposed, namely Toluol, Xylene and Bensene, may be thereafter permitted to be stored in such room, provided the amount of each does not exceed five gallons and provided that any quantities taken from such 5 gallon cans for use in the testing laboratory shall be in approved safety cans; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

29-48-A

APPLICANT—Charles M. Spindler, for City of New York, Department of Marine & Aviation, owner (Transit-Mix Concrete Corp., lessee).

SUBJECT—Application for consideration re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—601-619 East 20th street, north side, block front from East 20th to East 21st street (Block 987, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee	3
Negative	0
Not Voting: Commissioner Kleinert.....	1

THE RESOLUTION (29-48-A)

WHEREAS, Charles M. Spindler for City of New York Department of Marine and Aviation, owner, Transit-Mix Concrete Corporation, lessee, filed January 2, 1948, an application for recommendation to the Department of Marine and Aviation based on the decision of such department, affecting premises 601 to 619 East 20th street, north side between East River and Marginal street and East 21st street, south side, between the East River and Marginal street (Block 987, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the commissioner of Marine and Aviation dated December 22, 1947, No. 30424, reads:

"Referring to your application of November 7th, 1947, for permit to use an existing 1080 gallon buried tank located on the marginal street between the foot of East 20th and East 21st streets, East River, Borough of Manhattan, for the storage of gasoline:

By direction of the Commissioner your application is hereby denied. As the property is owned by the City permission is granted to you to appeal to the Board of Standards and Appeals for a variance."

and

WHEREAS, the applicant states that the premises consist of a plot 69 ft. by 239 ft. 7½ in. in area; located in an unrestricted use A area, Class 2 height district; used and occupied since 1939 as a concrete mixing plant for which no certificate of occupancy has been issued; that there are now two buried tanks, one 1500 gallon and one 1080 gallon capacity installed in 1939, under approval from the Department of Marine and Aviation; that both tanks have been used for the storage of Diesel oil for fueling diesel driven trucks; and

WHEREAS, the applicant contends that some of the trucks operating out of this yard are now powered by gasoline driven engines and since 1500 gallons of Diesel oil is sufficient to supply the diesel operated trucks it is proposed to convert the 1080 gallon tank for the storage of gasoline; that the tank is encased in 12 in. of concrete buried 2 ft. below grade as required for gasoline storage tanks; that the tank construction and thickness of metal complies with the Oil Burner Rules and the vent, fill and suction lines comply

with Chapter 19 of the Administrative Code for gasoline installations; that no change is proposed in the installation except that the diesel oil tank fill box will be provided with a left hand thread and fitting of different size than the gasoline fill box; that the plant is isolated from surrounding occupancies; that the installation of two 550 gallon gasoline storage tanks would serve no useful purpose and it would double the amount of pipes and fittings thus increasing the possibility of leakage; that it is therefore requested the Board permit the use of the existing 1080 gallon oil storage tank to be used for the storage of gasoline, the installation to comply with the Administrative Code in all respects except as to capacity of the storage tank.

Resolved, that the Board of Standards and Appeals does hereby *recommend* to the Commissioner of Marine and Aviation, as to objection of December 22, 1947, No. 30424, that the application for use of a 1080 gallon tank now used for fuel oil to be used for gasoline be approved in view of the statement made as to the thickness of metal and the protection of concrete complying with the requirements of the Administrative Code and as indicated on plan marked "Received January 2, 1948" and provided the fill line shall be changed so that the fill box is equipped with the proper threaded nipple for use with gasoline and that the nipple on the line to the tank to be used for Diesel oil shall comply with the requirements for fuel oil under the Oil Burner Rules of the Board.

APPLIANCE SUBMITTED FOR APPROVAL

976-47-SA

APPLICANT—Gilbert & Barker Mfg. Co., owner.

SUBJECT—Gilbarco Calco-Meter Gasoline Dispensing Pump, No. 996, approval of—

APPEARANCES—

For Applicant: George C. Donnelly.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee	4
Negative	0

THE RESOLUTION (976-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 976-47-SA. January 7, 1948.

Subject: Gilbarco Calco-Meter Gasoline Dispensing Pump, No. 996, approval of—

The Gilbert and Barker Manufacturing Company of West Springfield, Mass. filed on November 3, 1947 an application with the Board of Standards and Appeals for approval of the Gilbarco Calco-Meter Gasoline Dispensing Pump #996 under the provisions of C19-690c Administrative Code.

Description

The Gilbarco Calco-Meter Gasoline Dispensing Pump #996 is an electrically driven metering pump with a computer type of registering mechanism.

A ⅓ H.P. explosion-proof electric motor drives a positive type of rotary pump to raise the gasoline from the tank and furnish a pressure just under 20 lbs. for proper metering.

Between the pumping unit and the meter is placed an air separator to separate air which would be admitted through a leaky suction line or through fraudulent manipulation. The air separator also has the important function of providing room for expansion of the liquid in the system due to a temperature rise. The meter is a four-piston positive displacement type of unusual accuracy.

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A check valve is incorporated between the meter and visible discharge indicator assembly to maintain the liquid under a slight pressure at all times, thus preventing vaporization while the unit is standing idle. This is a necessity, as vapor at this point would cause false measurements in hot weather. A very rugged visible discharge indicator is employed which would make immediately visible any air or vapor pockets should they occur. The flow is controlled at the nozzle. The unit has a maximum rate of flow of 16 gallons per minute.

The motor is turned on and off by means of a handle on the outside of the dispensing unit, the handle operating a wire which is directly connected to a switch in the motor.

Inspection and Test

An inspection and test of this pump was made by the Committee on Test at Springfield, Mass.; present at this test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Mr. Donnelly representing the applicant. The device is operated as designed. A further test was made of the Bowden wire which is substituted for the rod in other models, for 492,468 cycles showing wear less than .0005 of an inch.

Recommendation

On the basis of the above data the Committee on Test recommends the approval of the Gilbarco Calco-Meter Gasoline Dispensing Pump #996 for use in New York City under the provisions of C19-69.0 Administrative Code on condition that the device has a label permanently affixed reading "approved by the Board of Standards and Appeals for use in New York City under Cal. #976-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 3:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 10, 1948.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

1-46-A

APPLICANT—Alden B. MacNeil, for Burt Duckman, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-09 214th place, southeast corner of 39th avenue (Block 6243, Lot 5), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil and Bert Duckman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 39-09 214th place, southeast corner of 39th avenue (Block 6243, Lot 5), Bayside, Borough of Queens, was granted by the Board on February 13, 1946, on certain conditions; and

WHEREAS, the resolution was amended on April 29, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 13, 1946, by adding thereto:

"... that in connection with the sprinkler system as hereinbefore specified, no O.S. & Y. valve need be installed and the water supply referred to may be from a branch from the street supply which also supplies the domestic system of the building, provided such branch is not less than 1½ inches in diameter (Alt. Applic. 2148-45)."

912-47-A

APPLICANT—19-06 82nd St. Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—37-45 74th street, east side, 120 ft. north of 37th road (Block 1285, Lot 13), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Charles Perla and William A. Anzalone.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (912-47-A)

WHEREAS, 19-06 82nd Street Corporation, owner, filed September 9, 1947, an appeal from an order of the fire commissioner affecting premises 37-45 74th street, east side, 120 ft. north of 37th road (Block 1285, Lot 13), Jackson Heights, Borough of Queens; and

WHEREAS, Order 20572-LF, issued by the fire commissioner August 13, 1947, reads:

"1. Install an approved wet automatic sprinkler system in cellar having at least one source of water supply, arranged an equipped as per Chapter 26, Article 16, Adm. Code. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states the building is one story, 15 ft. in height, 120 ft. by 90 ft. in area, of Class 3 construction; erected 1942, located in a business use B area, Class 1½ height district and used and occupied since 1942 as follows—cellar, boiler room and storage room for five and ten cent store, 3 persons; 1st floor, store, 20 persons; that building is equipped with an approved standpipe system, one four ft. 6 in. wide wood stairs, masonry enclosed from cellar to street and one stairway at the rear enclosed leading

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to 1st floor. C.O. 25211, issued March 14, 1942, permitted the use of the cellar as storage and the 1st floor for five stores; and

WHEREAS, the applicant contends that the cellar area is not unreasonably large, being approximately 6,000 sq. ft. in area, that there are four means of access to the cellar, consisting of a 4 ft. 6 in. wide inside stair directly from the store; that this stair opens directly to a 3 ft. alley at rear of building; that there is a chute to cellar from 74th street, that there are two door openings in the north foundation wall of store, one at east end of wall; that the east door opening to boiler room connected with street through fireproof passageway and a west door opening to front end of the same passageway leading to street; that both doors are fireproof and serve as exits and for access to the cellar; that there are windows in the rear wall opening to rear alleyway; that there are 15 water pails and 6 two and one-half gallon soda and acid extinguishers maintained on the premises; that additional access to the cellar can be provided from the present outside stair from sidewalk by removing bars of fireproof door leading to stockroom; that it is difficult to obtain materials to install the sprinkler system and even if such materials were available the high cost would be excessive at the present time and resulting in a hardship to the owner; and

WHEREAS, the premises were inspected by a Committee of the Board, which recommended that the appeal be not granted.

Resolved, that Order #20572-LF of the fire commissioner be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

1019-47-A

APPLICANT—Reuben W. Steinberg, for George and William Mayer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—611-613 East 233rd street, north side, from Bronx boulevard to Carpenter avenue (Block 4993, Lots 1, 12, 17 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Edward L. Van Valkenburgh and George Mayer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1019-47-A)

WHEREAS, Reuben W. Steinberg, for Geo. & William Mayer, owners, filed November 21, 1947, an appeal from a decision of the borough superintendent, affecting premises 611-613 East 233rd street, north side, between Bronx boulevard and Carpenter avenue, running through to East 234th street (Block 4993, Lots 1, 12, 17 and 8), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated November 20, 1947, on amendment to Alt. Applic. 112-47, reads:

"18. Construction of proposed Marquee beyond the building line is contrary to Section 2.4.1.4.8 of the Building Code."

and

WHEREAS, the applicant states the building is 2 stories, 28 ft. in height, 137.85 ft. by 114.51 ft. in area, Class 3 construction, on a lot 237.90 ft. by 114.51 ft. in area, erected in 1905, located in business and unrestricted use, C area, Class 1 and 1/4 height districts, used and occupied: Cellar, storage, boiler, dancehall, 250 persons; 1st floor, restaurant and dancehall, 478 persons; 2nd floor, dwelling; proposed to be

used and occupied upon completion as follows: Cellar, banquet, meeting, catering, dining and dancing, boiler and storage, 607 persons; 1st floor, banquet, meeting, catering, dining and dancing, 933 persons; 2nd floor, same, 407 persons; that the building is equipped with a partial one-source sprinkler system in the 1st story hallway and present kitchen; that there are six 4 ft. wide steel stairs fireproof and fire-retarded enclosed, equipped with fireproof, self-closing doors, leading directly to street and provided with a ladder and scuttle to the roof; that there are two exterior stairs leading to street by open passage; and

WHEREAS, Certificate of Occupancy #2267 issued December 7, 1945, permitted the then existing brick and frame building to be used and occupied: Cellar—boiler, storage and dancehall; 1st floor, restaurant and dancehall, 478 persons; 2nd floor, dwelling 1 person; and

WHEREAS, the applicant contends that after completion of the alteration the building will be of Class 3 construction, 2 stories, less than 30 ft. in height and within the tabular limits as to area; that all conditions as shown in the application filed with the Board under Cal. 651-44-A will have been remedied; that this building is essentially of a public nature in that the use will mainly be for formal affairs, banquets, meetings, catering, etc., and the people attending these affairs will be clothed in formal attire and that the proposed marquee will afford the necessary protection from inclement weather; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 112-47, objection 18, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be no signs of any nature or description attached to or displayed from the proposed marquee; that the marquee shall be not greater than the dimensions proposed as indicated on plans filed with this appeal, marked "Received November 21, 1947" (3 sheets); that in return for the permission to erect this proposed marquee, the existing sign on the roof, reading "Parkway Restaurant" and all signs on the frame building facing westerly shall be removed and no other signs installed on the building other than the existing sign on the frame building facing East 233rd street; that such sign on the frame building shall be discontinued upon the demolition of that building as proposed and no additional sign shall be erected on the building other than those which may be lawful under the zoning resolution; that in all other respects the building and occupancy shall comply with all laws and rules applicable other than as modified under Calendar No. 651-44-A.

1032-47-A

APPLICANT—Julius S. Rapson, for Bertha Mallis, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-51 Radnor road, north side, 102.30 ft. west of Chevy Chase street (cellar): (Block 7253, Lot 45), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1032-47-A)

WHEREAS, Julius S. Rapson, for Bertha Mallis, owner, filed December 5, 1947, an appeal from a decision of the borough superintendent, affecting premises 184-51 Radnor road, north side, 102.30 ft. west of Chevy Chase street (cellar,) (Block 7253, Lot 45), Jamaica, Borough of Queens; and

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WHEREAS, the decision of the borough superintendent dated November 25, 1947, on N.B. Applic. 4212-47, reads:

"2. Garage floor not to be more than 18 in. below legal grade, C26-1221.1."

and

WHEREAS, the applicant states the premises are 60 by 123 ft. irregular in area, located in a residence use, G area, Class 1 height district, proposed to be improved with a 1½ story frame, one-family dwelling and one-car accessory garage, the building to be 25 ft. in height average, 40 ft. by 49 ft. 7 in. at 1st floor, 20 ft. by 30 ft. 9 in. in area at typical floor; and

WHEREAS, the applicant contends that the one-car accessory garage 13 ft. by 23 ft. in area, proposed to be attached to the rear of the building now under construction will have its floor more than 18 in. below the legal grade; that such floor will be 4 inches above grade at the rear of the dwelling due to the sloping ground; that the ground has the same natural contour all along the block and several other buildings have garages in similar position to that now proposed; that the owner desires to have the garage attached to the dwelling, so that it can be heated and so that the flat roof of the garage can be used as a sun deck; that as the garage will be above grade in the rear, which will alter the drainage problem and since the garage will comply with the Building Code in all other respects, the owner requests a variance be granted; and

WHEREAS, plans filed with this appeal indicate the dwelling be set back from the street building line a distance of 40 ft. 3 in. and that the garage will be not nearer than 70 ft. to the street line.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 4212-47, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the garage floor shall not be at a lower level than as indicated on plans filed with this appeal, marked "Received December 5, 1947" (2 sheets); and that such floor drains as may be required or necessary shall be drained to a dry well at the rear; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

1102-47-A

APPLICANT—H. J. Stevens, for New York Company, owner (Stevens Soap Corporation, Lessee).

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—202-208 Sullivan street, north side, 240 ft. west of Ferris street (1st floor); (Block 553, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Stevens.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1102-47-A)

WHEREAS, H. J. Stevens for the New York Dock Company, owner; lessee, Stevens Soap Corporation, filed December 18, 1947, an appeal from an order of the fire commissioner, affecting premises 202-208 Sullivan street, north side, 240 ft. west of Ferris street, 1st floor, (Block 553, Lot 1), Borough of Brooklyn; and

WHEREAS, Order No. 21016-LF, issued by the Fire Commissioner November 20, 1947, reads:

"1. Arrange iron bars and wire screens on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purposes of egress, per Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 30 ft. in height, 75 ft. 8 in. by 200 ft. 2 in. in area,

Class 3 construction, erected in 1882, located in an unrestricted use, A area, Class 2 height district; used and occupied since 1937; 1st floor, factory and warehouse, 10 persons; 2nd floor, factory, 10 persons; that the building is equipped with a three source sprinkler system throughout; that there is one 3 ft. 8 in. wide wood stairs, enclosed in 6 in. terra cotta tile, equipped with fireproof, self-closing doors, leading direct to street and provided with a ladder and scuttle to the roof and one exterior fire escape on Sullivan street front, extending to roof by ladder and to street by counter-balanced stairs; that windows and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant states that there are two windows affected on the east wall in the first floor office; that these windows have never been considered a means of egress; that the office is occupied by from 3 to 5 people and has a door and 3 windows directly on the street; that there is another door adjacent to a runway and large open loading doors which are always kept open approximately 25 feet away; that the windows in question are merely for light and ventilation and due to the type of neighborhood, burglar protection must be maintained; that to remove these bars would make it necessary to put steel shutters in their place, and with the present shortage of steel plate, such shutters would be practically impossible to obtain.

Resolved, that the decision of the fire commissioner as to order No. 21016-LF, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the bars shall be maintained as proposed only on the two windows opening on the office from the ground floor to the side yard, as indicated on plans filed with this appeal, marked "Received December 18, 1947"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the use is occupied as stated herein; that the sprinkler system shall be maintained in accordance with the requirements therefor.

64-48-A

APPLICANT—Reinhard L. Heeren, for The Brooklyn Union Gas Company, owner.

SUBJECT—Application for consideration re a decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—6th Street Basin, between 2nd avenue and Gowanus Canal (Block 990, Lot 138), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reinhard L. Heeren and Lloyd A. Hunziker.

For Administration: Charles Pekus, Dep't of Marine and Aviation.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee..... 3
Negative 0
Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (64-48-A)

WHEREAS, Reinhard L. Heeren, for The Brooklyn Union Gas Company, owner, filed January 19, 1948, an application for recommendation based on a decision of the Commissioner of Marine and Aviation, affecting premises east side of Gowanus Canal between 6th Street Basin and Private Road (Block 990, Lot 138), part of 6th Street yard, Borough of Brooklyn; and

WHEREAS, the decision of the Commissioner of Marine and Aviation, dated January 10, 1948, reads:

"29856—

Referring to your application of October 3, 1947, for permission to construct a pile foundation, dyke and steel tank 67 feet in diameter by 38 feet high for storage of fuel oil, used in connection with the manufacture of gas, on your property at Sixth Street Basin between Second Avenue and Gowanus Canal, Brooklyn, N. Y., the Fire Department has informed us that the proposed

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installation is not acceptable as tank capacity is in excess of the amount allowed under C19-50.0 Sub.-div. e of the Administrative Code.

In view of the above, permit may not be granted.

Permission is however given to you to apply to the Board of Standards and Appeals for consideration and a variance."

and

WHEREAS, the applicant states the premises consist of a plot fronting 332 ft. 11 in. on Private Road, 279 ft. 3 in. on 6th Street Basin and 133 ft. 5 in. on Gowanus Canal, located in an unrestricted use, A area, Class 1½ height district, proposed to be used for the storage of No. 2 oil and gas oil in conjunction with the gas manufacturing plant operated by the owner on the west side of Gowanus Canal, directly opposite the premises in question; that it is proposed to erect a pile foundation, dyke and steel tank 67 ft. in diameter by 38 ft. high for the storage of No. 2 fuel oil, having a flashpoint of 154° F. minimum and gas oil having a flashpoint of 185 to 200° F. with foamite protection, as indicated on plans filed with this appeal; that the oil is to be used for gas manufacturing purposes; and

WHEREAS, the applicant contends that the company's manufacturing facilities are taxed and in an effort to increase capacities, one of the old gas generators has been converted to oil gas operation; that as a consequence, 95,000 gallons of gas oil will be required per day and the maximum gas oil storage capacity is only 240,000 gallons, equivalent to a little more than two days' supply; that it is therefore requested the Board permit the installation of a million-gallon storage tank now proposed; that the tank will be located inside the dyke so that its closest edge will be 85 ft. from the east property line; the dyke will have a capacity of 1½ times the tank capacity; that the tank will be constructed in accordance with the Oil Burner Rules of the Board for oil storage tanks over 1,000 gallon capacity located outside buildings above ground; that oil deliveries will be made across the Gowanus Canal and pumped through a pipe line in the owner's private tunnel under the Gowanus Canal to an inlet at the top of the tank, the fill pipe will extend inside the tank to the bottom; that delivery of oil from the tank to the plant will be with pumps reversing the flow through the same pipe line; that the tank will be protected with a foam system, complying with the latest standards of the Board of Fire Underwriters for No. 2 oil in tanks of this size and as shown on plans filed with this appeal; that a fire truck foam siamese will be provided; that access to property by Fire Department authorities is guaranteed by deed from 2nd Avenue through to the property by private road; that the tank will be equipped with an 8 in. flame arresting vent on top of tank; that the Company is familiar with the safe handling of materials which are more inflammable than the oil to be stored in this tank; that insurance rates for the company reflect its ability to handle these materials safely; that it is therefore requested the Board modify the denial of the Commissioner of Marine and Aviation and permit the construction of the proposed one million gallon oil storage tank.

Resolved, that the Board of Standards and Appeals does hereby recommend to the Department of Marine and Aviation that a permit be issued, provided the tank is constructed as proposed and as indicated on plans filed, marked "Received January 19, 1948" (4 sheets) and constructed and maintained with the protection proposed, to the satisfaction of the Fire Commissioner and the Commissioner of Marine and Aviation and that the extension joints in the retaining wall shall be so constructed as to be impervious to leakage.

1288-39-A

APPLICANT—Saul Goldsmith, for Pedine Realty Corp., owner (Pequot Manufacturing Corp., lessee).

SUBJECT—Application for consideration—and reopening—re Appeal from a decision of the borough superintendent (previously granted on condition re Appeal from a decision of the fire commissioner).

PREMISES AFFECTED—83-10 Pequot road, south side, 572.71 ft. west of 88th street (Block 3810, Lots 375 and 393), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened subject to usual procedure as Volume 2.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

975-47-A

APPLICANT—Holm, Whitlock and Scarff, for S. H. Kress and Co., owner.

SUBJECT—Application for consideration—reopening and restoration to Docket—re Appeal from a decision re an order of the fire commissioner; previously withdrawn; re storage and sale of inflammable mixture known as "Blo-Me" in New York City.

PREMISES AFFECTED—442-446 5th avenue, northwest corner of West 39th street (Block 841, Lots 37, 38, 41, 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Fisher.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

488-47-A

APPLICANT—Lama and Proskauer, for Cushman Sons, Inc., owner.

SUBJECT—Appeal reopened January 13, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 2 P. M. for further inspection by Committee.

839-47-A

APPLICANT—Robert Gottlieb, for Ruther Leasing Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Ben. Zlockower.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 2 P. M. at request of applicant's representative.

904-47-A

APPLICANT—Department of Public Works, for City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—154 Hunterspoint avenue, north side, between 34th and 35th streets, Long Island City (Block 254, Lots 1-25-53), Borough of Queens.

APPEARANCES—

For Applicant: A. Graham and Anton Tedesko.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948, at 2 P. M. for further consideration at request of applicant.

971-47-A

APPLICANT—Charles P. Rogers & Co., Inc., lessee, for Gord Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Sims Read.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to February 25, 1948 at 2 P. M., for further inspection by a committee of the Board.

1048-47-A

APPLICANT—Morris Whinston, for Solowey Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—431 7th avenue, east side, 74 ft. $\frac{3}{4}$ in. south of West 34th street (Block 809, Lot 82), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 2 P. M. at telegraphic request of applicant.

1068-47-A

APPLICANT—Julius S. Rapson, for Ideal Novelty & Toy Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-02 Jamaica avenue, south side, 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Francis A. Lucian.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 2 P. M. for an inspection by a committee of the Board and further consideration.

1109-47-A

APPLICANT—Dwight-Helmsley, Inc., for E. G. Clarke, Inc., owner (Robbins Wine Co., Inc., and Alfred Lederer, lessees).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

APPEARANCES—

For Applicant: Carl Kleid.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to March 23, 1948 at 2 P.M., for further consideration after city has taken title. The applicant stated that the court, under date of February 6, 1948, passed on the acquisition of title by the city and that the action as to condemnation would be before the court on February 20, 1948.

ZONING APPLICATIONS

682-26-BZ

APPLICANT—Herman Kron, for William Hagedorn, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, permitting in a business use district, the maintenance of an additional gasoline dispenser equipment, in a garage for more than five motor vehicles (garage previously granted by the board; the resolution stipulates that any gasoline equipment installed shall be located at the extreme southerly end of these premises).

PREMISES AFFECTED—2218 Jerome avenue, southeast corner of East 182nd street (Block 3186, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (682-26-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five (5) motor vehicles, affecting premises 2218-2228 Jerome avenue and 2 East 182nd street, southeast corner (Block 3186, Lot 17), Borough of The Bronx, was granted by the Board on May 8, 1928, on certain conditions; and

WHEREAS, the resolution was amended on July 20, 1938 and April 8, 1947, and September 30, 1947; and

WHEREAS, time to obtain permits and complete the work was extended on September 30, 1947 and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 8, 1928, as amended through July 20, 1938, only so far as it has reference to the time to complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all work has been completed but that additional time is necessary to obtain a certificate of occupancy that all work shall be completed within three (3) months from the date of this amended resolution."

238-27-BZ

APPLICANT—Benjamin Barondess, for 51-37 Codwise Place, Inc., owner (B & O Silk Dyeing Co., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building from a laundry to a dyeing establishment, for a term of years.

MINUTES

PREMISES AFFECTED—51-37 Codwise place (Dewey street), east side, 314 ft. 2¾ in. south of Queens boulevard (Block 2473, (1577), Lot 82), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Barondess.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (238-27-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, for a temporary term, the change of occupancy of an existing building from a laundry to a dyeing establishment, effecting premises 51-37 Codwise place (Dewey street), east side, 314 ft. 2¾ in. south of Queens boulevard (Block 2473 (1577), Lot 82), Elmhurst, Borough of Queens, was granted by the Board on November 30, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 30, 1937, as amended through February 5, 1946, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"Granted under section 7e for a temporary term of two (2) years from the date of this amended resolution, to permit the occupancy of the building for silk dyeing use as proposed, on condition . . . and that other than as herein amended the conditions of the resolution of November 30, 1937 shall be complied with and that a certificate of occupancy shall be obtained (M109431)."

244-28-BZ

APPLICANT—Larocque, Smith, Penick and Bayes, for Kings Highway Savings Bank, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension of an existing building (previously granted by the board) using more than the area permitted.

PREMISES AFFECTED—1602-1606 Kings Highway and 1659-1671 East 16th street, southeast corner (Block 6779, Lots 53 and 57), Borough of Brooklyn.

APPEARANCES—

For Applicant: William R. Bayes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (244-28-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district extending from a business use district, the erection and maintenance of a business building, affecting premises 1602-1604 Kings Highway, southeast corner of East 16th street (Block 6779, Lot 53), Borough of Brooklyn, was granted by the Board on October 2, 1928, on certain conditions; and

WHEREAS, William R. Bayes for Kings Highway Savings Bank, owner, requested reopening of this application and consideration under section 21 of the zoning resolution, to permit in a residence and business, C area district, the extension of present building (previously granted by the Board) using more than the permitted area, affecting premises 1602-1606 Kings Highway and 1659 to 1671 East 16th street, southeast corner (Block 6779, Lots 53 and 57), Borough of Brooklyn; and

WHEREAS, this case was reopened on December 10, 1946, subject to usual procedure; and the latter application granted by the Board on January 28, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 28, 1947, only so far as it has reference to obtaining permits and completion of work so that as amended this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

Resolved, that the resolution of January 28, 1947, be further amended, by adding thereto:

" . . . that the proposed bulkhead for air conditioning on plan marked "Received January 28, 1948," 2 sheets, may be constructed on the roof of the building as thereon shown not exceeding the height of the proposed elevator bulkhead on condition that in all other respects the requirements of the resolution adopted by the Board on January 28, 1947 shall be complied with."

737-28-BZ

APPLICANT—Frederick J. Raport, for Frank Mosner, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—28-09 31st street, southeast corner of 28th avenue (Block 619, Lots 45-50, inclusive), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Frederick J. Raport.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (737-28-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 28-09 31st street, southeast corner of 28th avenue (Block 619, Lots 45 to 50, inclusive), Astoria, Borough of Queens was granted by the Board on September 22, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 22, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted September 22, 1937, as amended through January 22, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

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"Granted under section 7h for a term of two (2) years from the date of this amended resolution to permit the parking and storage of more than five (5) motor vehicles *on condition* . . . and that other than as herein amended the conditions of the resolution of September 22, 1937, shall be complied with in all respects and that a certificate of occupancy shall be obtained (Correspondence 281-37) (M11462-41)."

428-37-BZ

APPLICANT—Herman Kron, for Jefferson Auto Parking Co., Inc., lessee, Board of Transportation, City of New York, owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, permitting in a retail use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—874 8th avenue, east side, 40 ft. north of West 52nd street and 266 West 53rd street (Block 1024, Lots 3, 63 and 161), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (428-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district, for a temporary period of two years, the parking and storage of more than five motor vehicles, affecting premises 874 Eighth avenue and 266 West 53rd street (Block 1024, Lots 3, 63 and 161), Borough of Manhattan, was granted by the Board November 22, 1938, on certain conditions; resolution amended February 14, 1940, and March 4, 1941; and

WHEREAS, the term of variance was extended from time to time and last extended on January 8, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 22, 1938, as amended through January 8, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles *on condition* . . . and that other than as herein amended the conditions of the resolution of November 22, 1938 shall be complied with and that a certificate of occupancy shall be obtained."

17-38-BZ

APPLICANT—Samuel Rosenblum, for 34th Street Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent (previously granted on condition, under section 7h of the zoning resolution), permitting in a retail use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—324-328 West 34th street, south side, 325 ft. west of 8th avenue (Block 757, Lots 51 to 53 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (17-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 324-328 West 34th street, south side, 325 ft. west of Eighth avenue (Block 757, Lots 51 and 53, inclusive), Borough of Manhattan, was granted by the Board on July 11, 1939, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 8, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1939, as amended through January 8, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . Granted under section 7h for a term of two (2) years from the date of this *amended* resolution to permit the plot to be used for the parking of more than five motor vehicles, *on condition* . . . and that other than as herein amended the conditions of the resolution of July 11, 1939 shall be complied with and that a certificate of occupancy shall be obtained."

1392-39-BZ

APPLICANT—Herman Kron, for Jefferson Auto Parking Co., Inc., lessee (Board of Transportation, City of New York, owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—870-872 8th avenue and 265-273 West 52nd street, northeast corner (Block 1024, Lots 1, 2, 104, 105, 5 and 106), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1392-39-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting, partly in a business use and partly in a retail use district, for a term of two years, the parking and storage of more than five motor vehicles (The Board having previously granted permission to occupy a portion of these premises as a parking and storage space for more than five motor vehicles), affecting premises 870-872 Eighth avenue and 265-273 West 52nd street, northeast corner (Block 1024, Lots 1, 2, 104, 105, 5 and

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106), Borough of Manhattan, was granted by the Board February 14, 1940, on certain conditions, the resolution amended July 16, 1940 and March 4, 1941; and

WHEREAS, the term of variance was extended from time to time and last extended on January 8, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 14, 1940, as amended through January 8, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein amended the conditions of the resolution of February 14, 1940, as amended through January 8, 1946 shall be complied with and that a certificate of occupancy shall be obtained."

986-40-BZ

APPLICANT—Arthur Dunn, for Insurance Department, Liquidation Bureau, State of New York as Liquidator of Bond and Mortgage Guarantee Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—2201-2207 Surf avenue and 2962-2970 West 22nd street, northwest corner (Block 7057, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Felino and Arthur Dunn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (986-40-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 2201-2207 Surf avenue and 2962-2970 West 22nd street, northwest corner (Block 7057, Lot 35), Borough of Brooklyn, was granted by the Board April 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on November 9, 1943 and October 2, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1941, as amended through October 2, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *Granted* under section 7h for a term of two (2) years from the date of this amended resolution to permit the premises to be occupied for the parking and storage of more than five motor vehicles, *on condition* and other than as herein amended the conditions of the resolution of April 15, 1941, shall be complied with, and that a certificate of occupancy shall be obtained (B.N. 1210-40)."

851-41-BZ

APPLICANT—Abraham Margules, for Orloff Apartments, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the maintenance of a non-flashing business sign extending more than 18 inches beyond the building line, for a temporary term.

PREMISES AFFECTED—228 West 238th street, south side, 100 ft. east of Broadway (Block 3270, Lot 49), Borough of The Bronx.

APPEARANCES—

For Applicant: Hannah Margules.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (851-41-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a business use district for a temporary term of two years, the maintenance of a non-flashing business sign extending more than 18 inches beyond the building line, affecting premises 228 West 238th street, south side, 100 ft. east of Broadway (Block 3270, Lot 49), Borough of The Bronx, was granted by the Board on March 3, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on February 29, 1944 and February 13, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 3, 1942, as amended through February 13, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *Granted* under section 7e for a term of two (2) years from the date of this amended resolution, *on condition* . . . and that other than as herein amended the conditions of the resolution of March 3, 1942, shall be complied with and that certificate of occupancy shall be obtained. (Alt. Applic. 159-41)."

107-42-BZ

APPLICANT—Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station in proximity to a playground.

PREMISES AFFECTED—401-415 Dahill road and 2-12 Cortelyou road, southeast corner (Block 5384, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (107-42-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the recon-

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struction of an existing gasoline service station in proximity to a playground, affecting premises 401-415 Dahill road and 2-12 Cortelyou road, southeast corner (Block 5384, Lot 1), Borough of Brooklyn, was granted by the Board on January 29, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 28, 1947, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1946, as amended through January 28, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

670-44-BZ

APPLICANT—Robert C. Weinberg, for Vinmont Land Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21-C of the zoning resolution, permitting in C and F area districts, a one-family residential development not conforming to the area district requirements.

PREMISES AFFECTED—East side of Mosholu avenue, from West 254th street to West 255th street (Block 3421C, Lot 1311 and Block 3421D, Lot 1417), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert C. Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (670-44-BZ)

WHEREAS, this application under Section 21-C of the zoning resolution, to permit in a residence use, partly F and partly C area districts, the erection of groups of two, three, four and six one-family houses, not in conformity with F area requirements, upon a tract of land comprising approximately three acres, located at the East side of Mosholu avenue, from West 254th to West 255th streets (Block 3421C, Lot 1311, and Block 3421D, Lot 1417), Borough of The Bronx, was granted by the Board on February 13, 1946, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted were approved by the Board on July 23, 1946; and

WHEREAS, time to obtain permits and complete the work was extended on February 4, 1947, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1946, as amended through February 4, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

616-46-BZ

APPLICANT—Milton Greenfield, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7A of the zoning resolution, permitting in a business use district, a

store window and signs within intersecting street in residence use district and more than twenty-five (25) feet from such intersection.

PREMISES AFFECTED—382 Waverly avenue, west side, 70 ft. south of Greene avenue and 128-130 Greene avenue, south side, 20 ft. west of Waverly avenue (Block 1961, Lots 37, 38 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Greenfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (616-46-BZ)

WHEREAS, this application under section 7A of the zoning resolution, to permit in a business use district a store window and signs within intersecting street in a residence district and more than twenty-five (25) feet from such intersection, affecting premises 382 Waverly avenue and 128 and 130 Greene avenue, west side of Waverly avenue, 70 ft. south of Greene avenue, and south side of Greene avenue, 20 ft. west of Waverly avenue (Block 1961, Lots 37, 38 and 40), Borough of Brooklyn was granted by the Board on January 28, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 28, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

94-47-BZ

APPLICANT—Herman Kron, for Anndons Inc., owner (Ferris Buick Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the display and sale of used cars and the parking and storage of more than five motor vehicles with license plates removed.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197 ft. north of East 183rd street (Block 3187, Lot 9), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (94-47-BZ)

WHEREAS, this application under sections 7e and 7h of the zoning resolution, permitting in a business use district, the display and sale of used cars and the parking and storage of more than five (5) motor vehicles with license plates removed, affecting premises 2318-2332 Jerome avenue, east side, 197 ft. north of East 183rd street (Block 3187, Lot 9), Borough of The Bronx, was granted by the Board on April 15, 1947, on certain conditions; and

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WHEREAS, the resolution was amended on June 3, 1947; and

WHEREAS, the applicant requested an extension of time in which to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1947, only so far as it has reference to obtaining a certificate of occupancy, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been filed with the borough superintendent under N.B. 413-47 and have been approved that the building has been erected but that additional time is needed to obtain a certificate of occupancy, that all work shall be completed within three (3) months from the date of this amended resolution."

105-39-BZ

APPLICANT—Lama and Proskauer, for Empire Distributors, Inc., owner (Bismac Corporation, lessee).

SUBJECT—Application for consideration—reopening—new proposal re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change of use from warehouse, freight terminal and storage of five trucks to truck showroom, sales, service and display of more than five new and used trucks, servicing and repairs, body and fender work, painting, spraying and welding (previously denied re erection and maintenance of garage for more than 5 motor vehicles).

PREMISES AFFECTED—179-197 Tillary street, 273-277 Gold street, northeast corner and 42-46 Prince street (Block 122, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure as Volume 2 to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

479-44-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Samuel Benenfeld, owner (Daniel Feldman, lessee).

SUBJECT—Application for consideration—reopening—new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the alteration of a public garage for more than five motor vehicles and oil selling station to gasoline service station, auto repair shop and auto showroom (previously denied re change of use to factory).

PREMISES AFFECTED—38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

209-46-BZ

APPLICANT—Lama and Proskauer, for Camager Corp., owner (Northern Chevrolet, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, outdoor space for sale of more than five (5) used cars and the use of existing premises for the repair of motor vehicles and showroom.

PREMISES AFFECTED—93-19 to 94-05 Northern boulevard, northwest corner of Junction boulevard (Block 1423, Lot 46) Corona, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 17, 1948 at 2 P.M., at request of applicant.

APPLIANCE AND MATERIAL SUBMITTED FOR APPROVAL

1055-40-SA

APPLICANT—Mohawk Electric Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to new corporate name re Mohawk Non-Coded Closed Circuit Interior Fire Alarm Control Panel, previously approved.

APPEARANCES—

For Applicant: Henry Maehl.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1055-40-SA)

WHEREAS, The Mohawk Electric Manufacturing Company, owner, filed November 1, 1940, an application with the Board of Standards and Appeals for approval of the appliance known as the Mohawk Non-Coded Closed Circuit Interior Fire Alarm Control Panel; and

WHEREAS, this appliance was approved by the Board on January 7, 1941, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant has notified the Board under date of January 5, 1948, that the company formerly known as Mohawk Electric Manufacturing Company has been changed to Mohawk Electric Manufacturing Company, Inc.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 7, 1941, to read:

"Mohawk Electric Manufacturing Company, Inc., formerly Mohawk Electric Manufacturing Company."

RULES

835-38-SR

SUBJECT—Proposed Amendment to Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

APPEARANCES—

None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Rules reopened and Rule 1 amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

(Amended Rules printed on Page 178).

Remaining minutes will be printed in the Bulletin of February 24, 1948.

RULES

RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 3, 1939, EFFECTIVE IN ACCORDANCE WITH SECTION 666, PARAGRAPH 2, OF THE NEW YORK CITY CHARTER, FEBRUARY 27, 1939, AS AMENDED DECEMBER 4, 1942, EFFECTIVE DECEMBER 28, 1942, AS AMENDED SEPTEMBER 10, 1946, EFFECTIVE OCTOBER 7, 1946 AND AS AMENDED ON FEBRUARY 10, 1948, EFFECTIVE MARCH 8, 1948.

Authority: (835-38-SR)

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connection to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus.

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

RULES

EXTRACTS FROM THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK, RELATING TO REFRIGERATING SYSTEMS

General Provisions

§C19-2.0. Definitions.

Unless otherwise expressly stated, whenever used in this chapter the following terms shall respectively be deemed to mean:

34. Refrigerating system, a combination of apparatus in which a refrigerant is circulated for the purpose of extracting heat.

(a) The parts of the system are the compressor, generator, condenser, absorber, receiver, shell type or tube type apparatus, pipes, vessels, or other parts, containing refrigerant.

(b) Direct refrigeration, a system in which the refrigerant is circulated to the substance or space refrigerated.

(c) Indirect refrigeration, a system in which brine cooled by the refrigerator is circulated to the substance or space refrigerated.

(d) Refrigerant is the chemical agent other than brine used to produce refrigeration.

(e) Irritant refrigerant, any refrigerant which when breathed, attacks the throat or lungs.

(f) Hydrocarbon refrigerants, any refrigerant of the hydrocarbon class.

(g) Flammable refrigerant, any refrigerant which will burn or explode when mixed with certain proportions of air.

(h) Refrigerating machinery room, a room in which is located a refrigerating system containing refrigerant, but not including expansion coils when located in cold storage rooms or expansion coils when located in refrigerator boxes.

(i) Factor of safety, the multiple three and one-third ($3\frac{1}{3}$), the product of which and the test pressure, constitutes the probable rupture pressure.

(j) Pressure imposing element, that apparatus which draws the refrigerant from the low pressure or low temperature side of the system and discharges it into the high pressure or high temperature side of the system.

(k) Pressure limiting device, a pressure or temperature responsive mechanism for automatically stopping the operation of the pressure imposing element.

(l) Brine, any liquid which having been cooled by the refrigerating system is used for the transmission of heat.

(m) Pressure relief device, a pressure relief valve, a rupture member, fusible plug or other approved device for relieving the pressure.

(n) Pressure relief valve, a valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

(o) Rupture member, a device that will automatically rupture at a pre-determined pressure.

(p) Liquid receiver, a vessel permanently connected to a system by inlet and outlet pipes for storage of a liquid refrigerant.

(q) Container, a cylinder for the shipment of refrigerant constructed to conform to the regulations of the Interstate Commerce Commission.

(r) Mixer, a vessel or device in a system for mixing the ammonia or other soluble vapor with water.

(s) Stop valve, a cut-off valve for use during normal operation.

(t) Service valve, a key-operated shut-off valve used only during shipment, installation or repairs.

(u) Fusible plug, a device having a pre-determined-temperature fusible member for the relief of pressure.

§C26-235.0. Definitions.

(a) Public Buildings. Public buildings are structures or parts of structures in which persons congregate for civic, political, educational, religious or recreational purposes, or in which persons are harbored to receive medical, charitable or other care or treatment, or in which persons are held or detained by reason of public or civic duty, or for correctional purposes, including among others, court houses, schools, colleges, libraries, museums, exhibition buildings, lecture halls, churches, assembly halls, lodge rooms, club houses with more than five sleeping rooms, dance halls, theatres, bath houses, hospitals, asy-

ries, fire houses, police stations, jails and passenger depots.

(b) Residence Buildings. Residence buildings are structures or parts of structures in which sleeping accommodations are provided, except such as may for other reasons be classed as public buildings, including multiple dwellings as defined in the Multiple Dwelling Law.

(c) Commercial Buildings. Commercial buildings are structures or parts of structures, which are not public buildings or residence buildings, including among others, office buildings, factory buildings, salesrooms (stores), markets, restaurants, warehouses, freight depots, car barns, stables, garages, motor vehicle repair shops, factories laboratories, smoke houses, grain elevators, coal pockets, central station power plants and electric sub-stations.

Bonds and Fees.

§C19-24.0. Fees and Permits.

Applicants for permits under the provisions of this chapter shall pay annual fees as follows:

35. Refrigerating systems:	
Class A systems	\$20.00
Class B systems	10.00
Class C systems containing over six pounds of refrigerant	5.00
Class C systems containing six pounds or less of refrigerant	1.00

Refrigerating Systems

- C19- 96.0. Permits.
- C26-214.0. Supervision.
- C19- 97.0. Classification.
- C19- 98.0. Permissible locations.
- C19- 99.0. Refrigerating machinery rooms and ventilation.
- C19-100.0. Open flames and electrical equipment.
- C19-101.0. Testing.
- C19-102.0. Piping.
- C19-103.0. Safety devices.
- C19-104.0. Size of safety devices.
- C19-105.0. Location and discharge of safety devices.
- C19-106.0. Operating precautions.
- C19-107.0. Equipment diagrams.

§C19-96.0. Permits.

(a) Except as hereinafter provided in this article it shall be unlawful to maintain or operate a refrigerating system without a permit.

(b) A permit will not be required for a Class C system when maintained or operated in the residence portion of a dwelling containing not more than two families, or in the residence portions of either a tenement house or a business building.

(c) It shall be unlawful to maintain or operate any refrigerating system employing a refrigerant other than those specified in this article without a permit issued upon such conditions, consistent with the provisions of this article, as are deemed by the fire commissioner necessary in the interest of public safety.

NOTE:—The Fire Commissioner issued under date of May 20, 1946, as amended through November 12, 1947, the following instructions to inspectors:

1. That the refrigerants dichlorodifluoromethane, known at "Freon" ("Kinetic No. 12" also "F-12") CCL_2F_2 , dichlorotetrafluoroethane ("F-114") $\text{C}_2\text{CL}_2\text{F}_4$, monofluorotrichloromethane ("F-11") CFCL_3 , dichloromonofluoromethane known as (F-22) CHCLF_2 , and trichlorotrifluoroethane known as (F-113) $\text{C}_2\text{CL}_3\text{F}_3$ are non-inflammable and non-irritant, unless otherwise hereinafter provided, and shall be regulated in accordance with the provisions of Article 18 of Chapter 19 of the Administrative Code of the City of New York; EXCEPT:

(a) When used in a room or rooms in which there is an open flame or apparatus to produce an open flame, then the provisions of said article covering irritant refrigerants shall apply.

(b) That systems containing more than six (6) lbs. of F-21 or F-113 be confined to separate machinery rooms in accordance with Section C19-99a, Administrative code.

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2. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 are restricted to parts of a building so specified in Section C19-98.0 (b) for refrigerants other than non-irritant and non-flammable.

3. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 used for air conditioning are restricted to the indirect method except that the direct method may be used in parts of a building so specified in Section C19-98.0 (b) for refrigerants other than non-irritant and non-flammable.

4. Except as otherwise provided in these rules, refrigerating systems employing F-11; F-12; F-21; F-22; F-113; or F-114; shall not be installed or maintained in or on the stairways, halls, lobbies, entrances, exits or auditoriums of any building, provided that, Class "C" hermetically sealed unit systems containing not more than four pounds of F-12 may be installed and maintained where such systems do not obstruct any means of egress. In lieu of a Class "C" hermetically sealed unit system as provided in this section a system (drink dispenser) containing not more than four pounds of refrigerant may be installed and maintained provided all fittings on the compressor and the receiver are soldered, and further provided it is located where (1) there is sufficient ventilation, (2) there is no open flame, and (3) it does not obstruct a means of egress. Servicing or repairs on the refrigerating unit shall not be made on location.

5. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 shall not be installed or maintained in a hospital, unless the entire system is confined in a fireproof machinery room, used for no other purpose, and in which no open flame shall be employed, except that the Class "C" system containing not more than 10 pounds of F-11; F-12; F-22; F-114; or not more than six (6) pounds of F-2 or F-113 may be used in a diet kitchen which shall be cut off from the rest of the building by a tight fitting self-closing door or doors and provided with a window or windows to the outside air. All open flames, and/or apparatus for producing an open flame, in diet kitchens where these refrigerants are used shall be vented to the outside air as hereinafter required in Paragraph 8.

6. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 may be installed or maintained in a hospital private room, having tight partitions and tight fitting self-closing door or doors and where not more than two persons are helpless and/or given medical treatment, provided there is no open flame and/or apparatus for producing an open flame in such room and when the system contains not more than 10 pounds of F-11; F-12; F-22; F-114; or not more than six (6) pounds of F-21 or F-113 and *except* that portable oxygen tents containing a hermetically sealed refrigerating system with a hermetically sealed lubricating arrangement employing not more than two (2) pounds of F-12 may be used in the wards of hospitals provided that

(a) the electrical equipment of such unit shall conform with the requirements of the Department of Water Supply, Gas and Electricity and a statement to that effect has been filed with the Fire Commissioner; and

(b) while such unit is in operation there is an attendant present and there is no open flame in the ward; and

(c) when the unit is not in use, it shall be stored in a separate fireproof room provided with tight-fitting self-closing fire door and with a window to the outside air.

(d) No person shall be permitted to smoke in any room or enclosed space where such unit is operated, stored or maintained.

7. That a refrigerating system employing F-11; F-12; F-21; F-22; F-113; or F-114; shall not be installed or maintained in a theatre or motion picture theatre unless the entire system is confined in a fireproof machinery room, used for no other purpose, and in which no open flame or apparatus to produce such open flame shall be employed except that, Class "C" systems containing not more than ten pounds of F-11; F-12; F-22; or F-114; or not more than six pounds of F-21; or F-113, may be installed in a rest room, smoking room or lounging room, provided that in such rooms no open flame or apparatus to produce such open flame shall be employed, and, except that, Class "C" hermetically sealed unit systems containing not more than four pounds of F-12 may be installed and main-

tained in a theatre or motion picture theatre provided no open flame or apparatus to produce such open flame shall be employed in the section of such theatres where such systems are maintained and provided further that such systems shall not obstruct any means of ingress to or egress from such theatres. In lieu of a Class "C" hermetically sealed unit system as provided in this section a system (drink dispenser) containing not more than four pounds of refrigerant may be installed and maintained provided all fittings on the compressor and the receiver are soldered, and further provided it is located where (1) there is sufficient ventilation, (2) there is no open flame, and (3) it does not obstruct a means of egress. Servicing or repairs on the refrigerating unit shall not be made on location.

8. That a refrigerating system employing F-11; F-12; F-21; F-22; F-113 or F-114, when used in a room or rooms in which there is an open flame or apparatus to produce such open flame, such open flame and/or apparatus shall be provided with a hood and independent mechanical ventilation so arranged as to convey all the products of combustion to the outside of the building. This provision shall apply only to diet kitchens of hospitals and to Class "C" systems in schools, churches, dance halls, court rooms, police stations, jails, asylums, subways, passenger depots, rooms opening into passenger depots and/or subways and such other places as are deemed by the Fire Commissioner necessary in the interest of public safety.

9. That, except for Class "C" systems located in rooms in which no open flame or apparatus to produce such flame shall be employed containing not more than ten pounds of refrigerant, each refrigerating machinery room in any building in which F-11; F-12; F-21; F-22; F-113 or F-114 is used, shall be maintained vapor-tight and provided with tight fitting, self-closing doors, in accordance with Section C19-99.0 (a).

10. That each refrigerating machinery room in which F-11; F-12; F-21; F-22; F-113 or F-114 is used, shall be adequately ventilated directly to the outside air in accordance with Section C19-99.0 (b), 1, 2, 3 and 4.

11. Test pressures and setting of safety valves for systems employing F-11; F-12; F-21; F-22; F-113 or F-114, shall be included in Section C19-101.0 as follows:

Refrigerant	Column No. 1	Column No. 2	Column No. 3
F-11	25	15	15
F-12	180	120	135
F-21	50	20	35
F-22	300	170	230
F-113	12	12	12
F-114	60	30	30

12. That the size of pressure relief valves for systems in which F-11; F-12; F-21; F-22; F-113 or F-114 is employed, shall be as follows:

Capacity of System	Number Required
Up to 30 tons	One ½ inch
30 to 60 "	One ¾ "
60 to 100 "	One 1 "
100 to 175 "	One 1¼ inches
175 to 250 "	One 1½ "
250 to 450 "	One 2 "
450 to 900 "	Two 2 "

13. That the storage of F-11; F-12; F-21; F-22; F-113 or F-114 shall conform with Section C19-106.0 (c)-5 for other refrigerants.

14. That all other sections or parts of Article 18 of the Refrigerating Code not so mentioned, shall be complied with.

15. That refrigerating systems employing F-11; F-12 or F-114, installed prior to May 19, 1932, shall be inspected, and if found to comply with the rules, or if in the opinion of the Fire Commissioner, the installations are of a non-hazardous character, a permit may be issued. Installations which have been made in hospitals, theatres, asylums and places of public assembly shall be made to comply strictly with these rules.

§C26-214.0. Refrigeration System Operators; Certificate of Qualification.

(a) It shall be unlawful to maintain or operate in any building any refrigerating system containing more than fifty (50) pounds of refrigerant except under the personal supervision, direction or control of either a duly licensed engineer or a person who has obtained a certificate

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of qualification from the superintendent to operate such a system. Where the system contains two hundred (200) pounds or less of refrigerant and is fully automatic, only one qualified operator will be required.

(b) It shall be unlawful to maintain or operate in a public building or exhibition hall any Class C system permitted for exhibition or demonstration purposes except under the personal supervision, direction or control of either a duly licensed engineer or a person who has obtained a certificate of qualification from the superintendent to operate such a system.

(c) Upon receipt of such certificate the applicant therefor shall pay an annual license fee as follows: For the initial fee \$5, and for renewal thereof the sum of \$1 provided application for such renewal be made within thirty days prior to the expiration of such certificate. Any such certificate may be revoked or suspended for cause at any time by the superintendent. Refrigerating systems shall require a licensed operator at all times when the system is in operation; and that when the switch is thrown and the system is not in operation, the premises must be under the surveillance of a competent person or watchman service.

Note—This rule applies to systems containing more than 50 pounds of refrigerant and not fully automatic, and to all systems containing more than 200 pounds of refrigerant.

§C19-97.0. Classifications.

(a) The total amount of refrigerant common to a system operating through one or more evaporators, shall be considered the capacity of the system and determine its class.

(b) A Class A system is a system containing one thousand (1,000) pounds or over of refrigerant, or capable of thirty (30) tons capacity or over.

(c) A Class B system is a system capable of less than thirty (30) tons capacity, or containing less than one thousand (1,000) pounds of refrigerant and more than amounts provided for in a Class C system.

(d) A Class C system is a system containing not more than twenty (20) pounds of refrigerant.

§C19-98.0. Permissible Locations.

(a) It shall be unlawful to install any Class A or Class B systems in any public building as defined by subdivision a of section C26-235.0 of the code, until plans have been filed with and approved by the fire commissioner, and no refrigerant shall be placed in the system until a permit has been obtained from the fire commissioner.

(b) The direct method of refrigeration shall not be used in any building, whether or not a permit is required for installation therein, outside of the refrigerating machinery room except in buildings used exclusively for ice making or for refrigerating purposes, or when such method is not carried above the first floor in business buildings, or in the business sections of business buildings provided the entire system is confined to one floor in the space occupied by a single tenant, or in the business section of a residence building when not carried above the first floor, or in a residence building occupied by not more than two families, or in any building provided a non-irritant and non-flammable refrigerant is used. The provisions of this subdivision shall not apply to a building in which installation was made prior to December 13, 1927.

(c) It shall be unlawful to use brine in any brine circulating system that will generate flammable vapor at a temperature below 100 degrees Fahrenheit when tested in a Tagliabue open cup tester, and no refrigerant shall be used as a brine.

(d) It shall be unlawful to install or maintain a Class A system using ammonia in any building above the first floor level unless such building is used exclusively for ice making or refrigerating purposes. The provisions of this subdivision shall not apply to a building in which installation was made prior to December 13, 1927.

(e) Systems on demonstration in exhibition halls shall be limited to the unit type containing not more than ten (10) pounds of refrigerant.

(f) It shall be unlawful to install or maintain a refrigeration system employing an irritant or inflammable refrigerant in or on:

1. The stairways, halls, lobbies, entrances, exits or auditoriums of any building;

2. Dance halls, court rooms, police stations, jails, subways, theatres, or motion picture theatres;

3. Waiting or public rooms in a railroad passenger depot or rooms opening directly therein;

4. Rooms opening directly into a subway, or theatre, or motion picture theatre, or where persons are detained or confined;

5. A school, unless the refrigerating system is used exclusively for instruction or research purposes;

6. A hospital or asylum in which persons are confined or given medical treatment or helpless. Unless otherwise required by this section, such refrigerating system shall be cut off from the building by unpierced fireproof construction. The foregoing provisions do not apply to hermetically sealed unit systems containing not more than six (6) pounds of refrigerant when located in dance halls, police stations, diet kitchens of hospitals, schools, or laboratories, and when located in rooms shut off from the rest of the building by tight partitions and tight-fitting, solid, self-closing doors and located in a room having a window to the outside air.

(g) An intermittent absorption type of refrigerating machine shall not be permitted in a Class A system. Such a type machine shall be permitted in a Class B system only when a heating medium of low pressure steam is used in its operation.

(h) The use of methyl and ethyl chloride, sulphur dioxide, or a hydro-carbon refrigerant will not be permitted in Class A systems.

(i) A Class B system using ethyl chloride or a hydro-carbon refrigerant shall not be installed or maintained in the Borough of Manhattan or in other built-up sections of the city. Elsewhere, it shall be installed or maintained only in a fireproof building of not more than one story in height, and shall be located on the ground floor, which shall be of unpierced fireproof construction. The refrigerating machinery room shall be cut off from the rest of the building by unpierced fireproof walls of not less than eight inches (8") of brick and six inches (6") of reinforced concrete. Direct exit therefrom leading to the open air and not to any other part of the building shall be maintained and shall be provided with vapor-tight, self-closing, fireproof doors.

§C19-99.0. Refrigeration Machinery Rooms and Ventilation.

a. Refrigerating machinery rooms.

1. All refrigerating machinery rooms in which an irritant refrigerant is used shall be maintained vapor-tight except that all doors which open to other parts of the building shall only be required to be self-closing and close fitting, and shall be kept closed at all times, except during entrance or exit. All other openings that may permit the passage of vapor to other parts of the building shall be vapor-tight and kept closed. No opening from elevator shafts shall be permitted in the refrigerating machinery room. This provision, however, shall not apply to dumbwaiter shafts the door openings of which are protected with self-closing fire doors or to a system containing less than six (6) pounds of refrigerant. Closets solely contained within and opening only into the refrigerating machinery room shall be considered as part of the room in which it opens.

2. In Class A and Class B systems in which an irritant refrigerant is used, the doors of the refrigerating machinery rooms shall open outwardly.

b. Ventilation.

1. Each Class A, B and C refrigerating machinery room of any system shall be independently provided with means for adequate ventilation to the outer air. The ventilation shall consist of a window or windows opening directly to the open air, or mechanical means capable of exhausting the foul air from the room.

2. When a window or windows are used, if placed in opposite walls so as to provide a through air circulation to the outer air, a total area of inlet and outlet, respectively, of not less than that specified in Column D of the table in subdivision 4 shall be provided. When a window or windows are placed in one wall a total area shall be provided not less than that specified in Column E of such table.

3. When mechanical means are used they shall consist of a power-driven exhaust fan of the enclosed caseblower type which shall be capable of removing from the refrigerating machinery room the entire volume of air in the room.

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erating machinery room the amount of air specified in Column B of the table in subdivision 4. The inlet to the fan shall be located near the refrigerating equipment. The outlet from the fan shall terminate not less than six (6) feet above the sidewalk and in no case under a stairway or fire escape. Where air ducts are used on either the inlet or discharge side of the fan they shall each have an area not less than that specified in Column C of such table. Sharp bends in the run of the ducts shall be avoided. The control for such mechanical means of ventilation shall be easily accessible and located outside of the refrigerating machinery room.

4.

Pounds of Refrigerant in System	Mechanical Cu. Ft. per Minute Discharge	Window-Area Mechanical Sq. Ft. Duct Area	Window-Area in Sq. Ft. for each Opposite Side	Window-Area in Sq. Ft. for One side Only
A	B	C	D	E
Up to ... 20	150	1/4	1	6
50	250	1/3	1 1/2	12
100	400	1/2	2	16
150	550	2/3	2 1/2	19
200	680	2/3	3	25
250	680	1	3 1/2	29
300	900	1	4	32
400	1,100	1 1/4	4 1/2	38
500	1,275	1 1/4	5	42
600	1,450	1 1/2	6	45
700	1,630	1 1/2	6 1/2	48
800	1,800	2	7	51
900	1,950	2	7 1/2	55
1,000	2,050	2	8	59
1,250	2,350	2 1/4	9	68
1,500	2,800	2 1/2	11	78
1,750	3,150	3	12 1/2	87
2,000	3,500	3 1/2	14	95
2,500	4,150	4	16	113
3,000	4,500	4 1/2	18	130
4,000	6,000	6	24	167
5,000	7,500	7 1/2	30	204
6,000	9,000	9	36	241
7,000	10,500	10 1/2	42	278
8,000	12,000	12	48	315
9,000	13,000	13	52	342
10,000	14,000	14	56	360
12,000	17,000	17	68	425
14,000	19,000	19	75	470
16,000	22,000	22	86	540
18,000	24,000	24	92	580
20,000	26,500	26	100	630
25,000	33,000	33	121	760
30,000	39,000	39	142	870
35,000	44,000	44	155	940
40,000	51,000	51	176	1,060
45,000	56,000	56	190	1,120

Note—Door openings leading directly to the open air shall be considered equivalent to windows for the requirements specified in columns "D" and "E" of this table.

5. Where a non-irritant or non-inflammable refrigerant is employed, the requirements as given in the table in subdivision 4 may be reduced by one-half. When air or water is employed as the refrigerant no ventilation shall be required.

6. In lieu of mechanical means of ventilation in refrigerating machinery rooms where a Class A system or a Class B system using ammonia is installed, a water deluge may be provided which shall consist of a sprinkler system having open heads of not less than one-quarter inch (1/4") orifice spaced not more than eight feet apart in any direction, and such system shall be located above all the refrigerating apparatus and piping in the refrigerating machinery room. Not more than one head shall be installed on a 3/4-inch pipe; five heads on a 1-inch pipe; six heads on a 1 1/4-inch pipe. The deluge system shall be permanently connected with the main house supply or other assured source from which a constant water pressure of not less than twenty pounds per square inch can be maintained on the inlet side of the main control valve or valves at all times. The control valve or valves for such water deluge system shall be manually operated and easily accessible, and shall

be labeled and located outside of the refrigerating machinery room.

§C19-100.0. Open Flames and Electrical Equipment.

a. Open flames.

No fire-flame or arc light will be permitted in a Class A or B refrigerating machinery room in which a flammable refrigerant is used.

b. Electrical equipment.

1. All Class A and B refrigerating systems containing more than fifty (50) pounds of refrigerant shall have an emergency switch controlling all of the electrically-operated refrigerating machinery or the remote control of such a switch located outside of the refrigerating machinery room where it can be quickly reached and operated in case of necessity.

2. Where the operating mechanism in any system is dependent upon electrical control, such control in a pressure limiting device shall be on a closed circuit. Nothing herein contained shall require a hand reset on an automatic type of refrigerating machine.

§C19-101.0. Testing.

Every part of any refrigerating system, except pressure gauges and control mechanism shall be tested to at least the following pressures: Class A and B systems containing over fifty (50) pounds of refrigerant shall be tested after installation and proved tight before being operated. A dated declaration of such test, signed by the tester, shall be posted in the machinery room.

Refrigerant	Col. 1 High Pressure Side	Col. 2 Low Pressure Side	
		With Safety Valves	Without Safety Valves
Carbon dioxide	1,500	750	1,000
Ethane	1,050	520	760
Ammonia	300	150	225
Propane	250	115	175
Methyl chloride	155	80	120
Sulphur dioxide	135	100	100
Iso-butane	90	45	70
Butane	75	35	50
Ethyl chloride	30	15	25
Dichloromethane	12	12	12
Dichloroethylene	12	12	12
Trichloroethylene	12	12	12

§C19-102.0. Piping.

a. Piping.

1. All piping, liquid receivers or vessels containing the refrigerant, shall be supported on or by strong and durable materials. This provision shall not apply to Class C installations.

2. The arrangement of stop valves, relief devices, and other similar devices, when used shall be as shown on the diagram for Class A and B systems in section C19-107.0 of the code.

3. Every system which may be charged after installation shall have the charging connection located on its low pressure.

b. Gauge glasses.

Liquid level gauge glasses, except those of the bull's eye type, shall have automatic closing shut-off valves and such glasses shall be adequately protected against injury by slotted metal casings.

§C19-103.0. Safety Devices.

a. Construction and setting.

1. Pressure relief valves, pressure limiting devices and rupture members shall be set to prevent the pressure from exceeding the test pressure. The pressure at which the device is set to function shall be indicated thereon. (See section C19-101.0 of the code, columns 1 and 2 of table.)

2. Fusible plugs shall relieve the pressure at a temperature not exceeding 280 degrees Fahrenheit.

b. Use of stop valves.

1. It shall be unlawful to locate a stop valve between a pressure relief device or pressure limiting device and the part of the system protected thereby, unless two pressure

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relief devices of required size are used, and so arranged that only one pressure relief device can be cut off for repair purposes at any one time.

2. A Class B system in which no stop valves are used and in which the pressure will equalize throughout the system when the pressure imposing element is not in operation may be protected by only one pressure relief device located on the high pressure side.

c. Ammonia mixer.

1. The low pressure side of a Class A ammonia system shall be provided with a hand-operated valve for discharging the ammonia into water through a mixer to the sewer in case of emergency.

2. The ammonia mixer shall be constructed of steel and shall be capable of withstanding a pressure of at least fifty (50) pounds per square inch.

3. It shall be unlawful to locate a valve in the ammonia emergency discharge line, except for the manually-operated valve discharging into the water and ammonia mixer, but there may be one stop valve located inside the building for repair purposes only. This valve shall be sealed open and labeled "Keep Open."

4. The manually operated pressure relief valve shall be located in a locked box which can be opened by members of the Fire Department by means of a Fire Department key. The door of the box shall be on the public thoroughfare side of the building in an easily accessible location and not less than eighteen (18) inches or more than five (5) feet above the sidewalk level. The box shall be permanently labeled with letters of not less than one (1) inch reading "For Fire Department Use Only." The relief valve shall be labeled "Ammonia." A sign shall be posted within the box reading "Do Not Open Valve Until Water Is Flowing."

5. A single standard three (3) inch fire department connection shall be provided through which the necessary water may be supplied to the mixer. The fire department connection shall be located near the box and not less than eighteen (18) inches or more than twenty-four (24) inches above the sidewalk level and shall be permanently labeled having letters not less than one (1) inch high reading "To Ammonia Mixer." A check valve so set as to prevent gases from reaching the fire department connection shall be installed in the water line between the fire department connection and the water and ammonia mixer.

6. The fire department shall have sole use of the mixer and supply the necessary water.

7. In systems using over twenty-seven thousand (27,000) pounds of ammonia there shall be provided one additional water and ammonia mixer for each twenty-seven thousand (27,000) pounds of ammonia or fraction thereof so used in excess.

8. The ammonia mixer and its connection for a Class A system shall conform to the diagram in section C19-107.0 of the code.

§C19-104.0. Size of Safety Devices.

(a) The size of pressure relief valves shall be as follows:

Capacity of System	CO ₂ and Ethane, No. Req., Size	Other Refrigerants No. Req., Size
Up to 30 tons	1-1/2"	1-1/2"
30 to 60 tons	1-1/2"	1-3/4"
60 to 100 tons	1-1/2"	1-1"
100 to 175 tons	1-1/2"	1-1 1/4"
175 to 250 tons	1-3/4"	1-1 1/2"
250 to 450 tons	1-1"	1-2"
450 to 900 tons		2-2"

(b) Where rupture members are permitted and used, the equivalent area of the relief valve specified must be provided.

(c) Fusible plugs may be used on all Class C systems and on all Class B systems of the hermetically sealed compression type containing not more than fifty (50) pounds of refrigerant. The free discharge opening shall be one-sixteenth (1/16) inch in diameter.

§C19-105.0. Location and Discharge of Safety Devices.

a. Location.

A pressure limiting device shall be provided on the high

pressure side of each water-cooled refrigerating system containing more than six (6) pounds of refrigerant. A pressure relief valve shall be provided on the high pressure side of each water-cooled refrigerating system containing twenty (20) pounds or more of refrigerant, but it shall not be necessary to discharge the refrigerant to the outside air or water tank from any such refrigerating system containing fifty (50) pounds or less of refrigerant, any other provision of part 1, of this title, to the contrary notwithstanding.

b. Location and discharge of safety devices.

1. Each compressor or generator of a Class A or B system containing more than 100 pounds of refrigerant shall be protected by a pressure relief valve connected into the high pressure side between the main stop valve and the compressor or generator to relieve excessive pressure as hereinafter provided.

2. A rupture member may be substituted for the relief valve in CO₂ systems or systems operating below atmospheric pressure.

3. Shell type apparatus such as liquid receivers, condensers, evaporators, liquid separators and absorbers of Class A and Class B systems containing more than fifty (50) pounds of refrigerant, and Class B systems containing fifty (50) pounds or less of refrigerant which can be shut off by stop valves, shall each be equipped with a pressure relief valve discharging as hereinafter provided.

4. Class C systems and Class B systems containing fifty (50) pounds or less of refrigerant so constructed that, when subjected to abnormal outside temperature such as that generated in a fire, they may burst due to the expansion of the refrigerant, shall be protected by a pressure relief device.

5. A pressure relief valve shall be required on the low pressure side of a Class B system into which the relief valve or valves on the high pressure side discharge, as so shown on equipment diagram of section C19-107.0 of the code.

c. Discharge of pressure relief valve.

1. Where ammonia is used in Class A systems, the discharge from relief valves must be conducted to the outside atmosphere or into that part of the low pressure side protected by the mixer as specified in subdivision C, of section C19-103.0 of the code. If it is discharged to the outside atmosphere it must be piped above the roof or not less than 12 feet above the grade. The discharge pipe shall be not less than the size of the relief valve outlet. The discharge from more than one relief valve may be run into a common header, the area of which shall be equal to the area of the pipes connected thereto. The outlet orifice shall be turned downward.

2. Where more than fifty (50) pounds of ammonia is used in a Class B system, the discharge from relief valves shall be piped to the outside atmosphere as specified for Class A systems, or to the low pressure side as shown in diagrams in section C19-107.0 of the code, or into a tank of water which shall be used for no purpose except ammonia discharge. At least one gallon of fresh water shall be provided for every pound of ammonia contained in the system. The water used shall be prevented from freezing without the use of salt or chemicals. The tank shall be substantially constructed of not less than one-eighth (1/8) of No. 11 U. S. gauge iron. No horizontal dimensions of the tank shall be greater than one-half (1/2) the height. The tank shall have a hinged cover or, if of the enclosed type, shall have a vent hole at the top. All pipe connections shall be through the top of the tank only. The discharge pipe from the pressure relief valves shall discharge the ammonia in the center of the tank near the bottom. The tank shall be as securely supported as any other portion of the system. There shall be no opening in the tank below the water level.

3. Where more than fifty (50) pounds of any refrigerant other than ammonia is used, the discharge from relief valves shall be to the atmosphere as specified for Class A ammonia systems. Carbon dioxide may be discharged into the room if the same contains at least 10 cubic feet of capacity per pound of refrigerant used.

4. Arrangements of pressure relief devices for Class A and B systems shall conform to the diagrams in section C19-107.0 of the code.

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§C19-106.0. Operating Precautions.

a. Masks and helmets.

1. In a Class A system which operates above atmospheric pressure, there shall be provided at least two helmets or masks.

2. In a Class B system in which more than fifty (50) pounds of ammonia, sulphur dioxide or other irritant refrigerant is used, there shall be provided at least one helmet or mask.

3. Only helmets or masks that have been approved by the United States Bureau of Mines as suitable for the refrigerant employed shall be used, and they shall be kept in operative condition in an easily accessible case or cabinet located immediately outside the refrigerating machinery room.

b. Signs.

1. On Class A and Class B systems containing more than fifty (50) pounds of refrigerant there shall be painted on and affixed in a permanent manner to the main steam control, main electrical and remote control switches, receivers, containers and shell type coolers, signs having letters not less than one and one-half inches ($1\frac{1}{2}$ ") high, designating the part and refrigerant contained therein.

2. The seller of every Class A or B system shall furnish the purchaser with a sign bearing his name at least $8\frac{1}{2}$ " by 11" in size, which gives the rated refrigeration capacity and the quantity and kind of refrigerant required for the satisfactory operation of the system. The purchaser shall conspicuously and permanently display this sign in the machinery room. The quantity and name of the proper refrigerant content and the rated refrigeration capacity shall be stamped on all Class C systems near to or on the name plate.

3. The following information shall be posted in Class A and B machinery rooms where over fifty (50) pounds of refrigerant is used: (a) The names and addresses of the engineers or operators in charge; (b) Location of nearest fire alarm box; (c) The name, address and telephone number of physician to be called in case of emergency; (d) Instructions for safely shutting down the plant in case of emergency.

c. Storage of refrigerant.

1. Refrigerant not contained in the refrigerating system shall be stored only in non-inflammable or non-irritant containers conforming to the regulations prescribed by the Interstate Commerce Commission for the transportation of such refrigerant.

2. Only two containers holding not more than a total of three hundred (300) pounds of inflammable or irritant refrigerant shall be stored in a refrigerating machinery room of a Class A system.

3. Only one container holding not more than one hundred and fifty (150) pounds of inflammable or irritant refrigerant shall be stored in a refrigerating machinery room of a Class B system.

4. In a Class C system no refrigerant other than that used in the system shall be stored in the refrigerating machinery room.

5. If a greater amount of inflammable or irritant refrigerant than that permitted in a refrigerating machinery room is desired, it shall be stored in a fireproof building or enclosure used for no other purpose.

6. When the refrigerant is withdrawn from a system it shall be discharged only into a suitable absorbent or containers conforming to the regulations of the Interstate Commerce Commission for the transportation of such refrigerant. It shall be unlawful to permit any refrigerant to escape into the refrigerating machinery room.

7. Containers shall be connected to the system only during period of charging or withdrawing the refrigerant.

§C19-107.0. Equipment Diagrams.

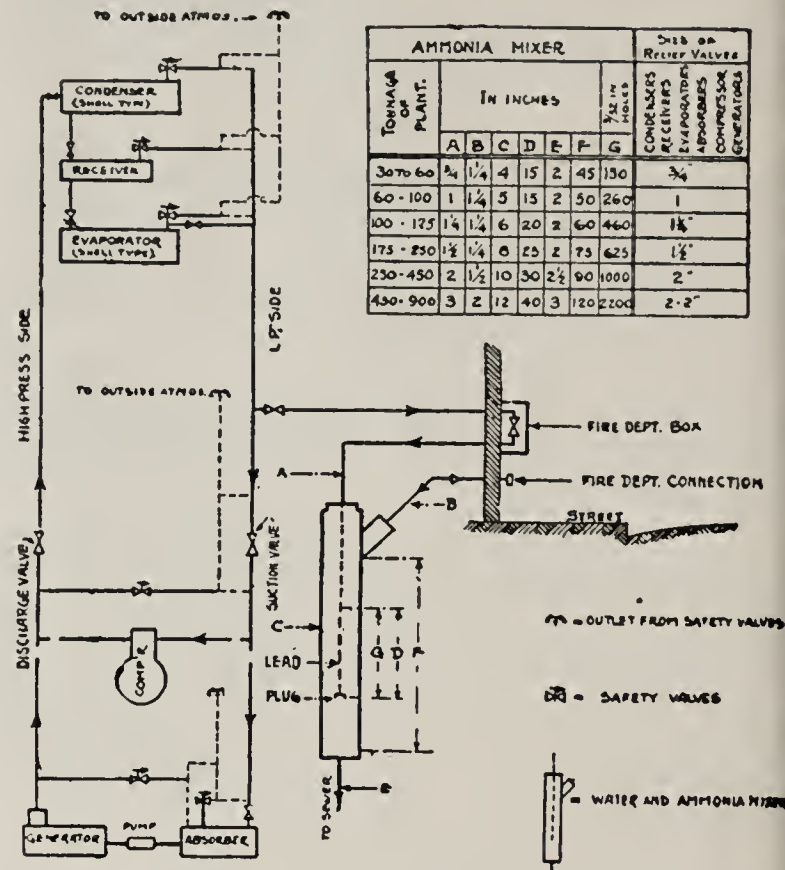
(See arrangement of pressure relief devices for Class A and Class B equipment.)

Penalties.

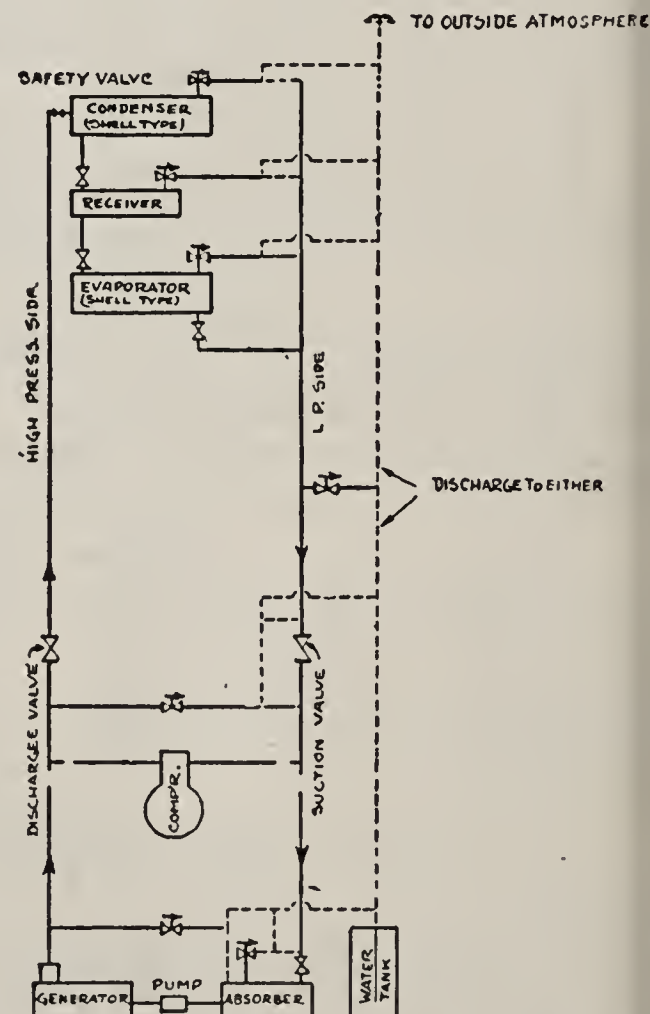
§C19-152.0. Violations.

Any person who shall willfully violate or neglect or refuse to comply with any provisions of part 1, of this title,

except the provisions of article twenty-six, in addition to any other penalties prescribed by law, shall, upon conviction, be punished by a fine of not more than \$500, or by imprisonment not exceeding six months, or by both.



ARRANGEMENT OF PRESSURE RELIEF DEVICES
FOR
CLASS 'A' EQUIPMENT
SECTION C19-107.0



ARRANGEMENT OF PRESSURE RELIEF DEVICES
FOR
CLASS 'B' EQUIPMENT
SECTION C19-107.0

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Affecting Calendar No. 738-46-SM.

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Correction Affecting Calendar No. 978-41-SM.

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On February 3rd, 1948, copy of Order, and on February 5th copy of Petition of Certiorari were served on the Board by Albert L. Wigor, attorney for East 16th Street Properties Corp., owner, in re decision of the Board on December 16, 1947, denying under section 7-e of the building zone resolution, permission to erect and maintain in a residence use district, a building to be used as a restaurant and the parking or more than five (5) motor vehicles, where unbuilt upon (no fee to be charged); Cal. No. 499-41-BZ, Vol. 11; premises 1688-1710 East 16th Street, 142 ft. 9 3/8 in. south of Kings Highway, Borough of Brooklyn. (Previously denied (Vol. I) under section 21 for erection and maintenance of business building (offices and stores)).

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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DOCKET

New Cases Filed up to February 17, 1948.

Cal. No. Dept. Premises Affected.

115-48-BZ—H.B.B.—509-515 Remisen avenue, east side, 130 ft. south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn, Alt. 4933-47.

116-48-BZ—H.B.M.—223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (Block 1315, Lot 24), Borough of Manhattan, Amendment to Alt. 1633-47.

117-48-SM—Airjet Ventilators and Vent Flue Caps, manufactured by C. R. Gelert Co., Material.

118-48-BZ—H.B.Q.—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens, Alt. 3198-47.

119-48-A—H.B.Q.—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens, Alt. 3198-47.

120-48-BZ—H.B.Q.—73-19 to 73-27 164th street, northeast corner of 75th avenue (Block 6965, Lot 28), Flushing, Borough of Queens, N.B. 4803-47.

121-48-A—F.D.—11-22 44th road, south side, 140 ft. east of 11th street (3rd floor); (Block 447, Lots 21, 31 and 32), Long Island City, Borough of Queens, Decision.

122-48-SA—Lundt Power Burner (gas conversion burner, various sizes), Appliance.

123-48-BZ—H.B.M.—111-115 East 24th street, north side, 144 ft. east of 4th avenue (Block 880, Lot 9), Borough of Manhattan, Alt. 66-48.

124-48-BZ—H.B.Q.—123-25 82nd avenue, southwest corner of Queens boulevard (Block 3358, Lots 28 and 38), Kew Gardens, Borough of Queens, N.B. 10207-46.

125-48-BZ—H.B.Q.—65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens, N.B. 7195-47.

126-48-A—F.D.—143-145 West 29th street, north side, 298 ft. 7 in. east of 7th avenue (2nd floor); (Block 805, Lot 17), Borough of Manhattan, Decision.

127-48-BZ—H.B.B.—450 86th street (448 displayed), south side, 377 ft. 13/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn, Alt. 109-48.

128-48-A—H.B.B.—450 86th street (448 displayed), south side, 377 ft. 13/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn, Alt. 109-48.

129-48-A—F.D.—40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens, 12165-LC.

130-48-A—H.B.M.—109-123 West 64th street, north side, 77 ft. west of Columbus avenue (cellar, 1st and above

4th floors); (Block 1136, Lot 24), Borough of Manhattan, Amendment to Misc. F.P. 311-48.

131-48-SR—Proposed Rules for Waterproofing Masonry Walls and Floors below grade in all residential buildings.

132-48-BZ—H.B.B.—393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn, Alt. 4855-47.

133-48-A—H.B.B.—Block bounded by Avenue X, north side, Nostrand avenue, east side, Avenue W, south side and Batchelder street, west side (Blocks 7405, 7406 and 7407, Lots 1001, 1 and 101; Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn, N.B. 1799-47 to N.B. 1816-47, inclusive.

134-48-A—H.B.B.—311 Schermerhorn street, north side, 40 ft. west of Nevins street (Block 166, Lot 42), Borough of Brooklyn, Alt. 64-48.

135-48-SA—Erie Gasoline Pumps, Models 129-2 and 229-2, Appliance.

136-48-A—F.D.—121 East 24th street, north side, 150 ft. west of Lexington avenue (11th floor); (Block 880, Lot 14), Borough of Manhattan, Decision.

Restored to Docket.

767-47-BZ—H.B.Q.—404 Beach 132nd street and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens, N.B. 3042-46.

255-40-BZ—H.B.Q.—94-01 to 94-09 81st street, east side, from Atlantic avenue to Rockaway boulevard, 81-02 to 81-10 Atlantic avenue and 81-05 to 81-15 Rockaway boulevard (Block 9009, part of Lot 1), Woodhaven, Borough of Queens, N.B. 2477-45.

479-39-BZ—H.B.M.—167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan, Alt. 2356-47.

298-39-BZ—H.B.M.—62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors); (Block 1503, Lots 43 and 44), Borough of Manhattan, Alt. 357-45.

687-47-A—F.D.—115-11 to 115-13 Rockaway Beach boulevard, south side, 60 ft. east of Beach 116th street and 192 Beach 116th street (Block 660, Lot 4), Rockaway Beach, Borough of Queens, 21090-LF. re Decision.

1464-39-GR—General Resolution re Inspection Agencies re Opening Protective Assemblies.

972-41-BZ—H.B.Q.—116-01 to 116-13 Merrick boulevard (road), southeast corner of 116th avenue (Block 3108, Lot 1), St. Albans, Borough of Queens, Misc. 9549-41.

116-44-BZ—H.B.B.—337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer

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street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn, Alt. 4915-47 and Alt. 175-44.

335-47-BZ—H.B.Q.—162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens, Alt. 1920-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

RULES

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Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
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Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
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Oil Burner Rules.....	Oct. 14, 1947—Vol. 32, No. 41
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Paint, Varnish and Lacquer Spraying Rules	June 17, 1947—Vol. 32, No. 24
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Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Feb. 17, 1948—Vol. 33, No. 7
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Refrigerating Systems, Extract A.C.....	Feb. 17, 1948—Vol. 33, No. 7
Smoking in Factories, Rules for.....	Feb. 3, 1948—Vol. 33, No. 5
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
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Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
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Tank Trucks, Gasoline, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, February 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

21-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, ap-

plicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

783-47-BZ—Application, August 8, 1947, under sections 7e and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Goldring Motors, Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars; premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Pennacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

1041-46-BZ—Application, December 10, 1946, under section 7e of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a

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residence and retail use district, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of New York City Housing Authority; premises East 6th street, to East 13th street, and from Avenue D to Franklin D. Roosevelt drive (East River Drive); Jacob Riis House (Buildings 16 and 17); (Blocks 362 to 367, inclusive), Borough of Manhattan.

19-26-BZ—Application of Lama and Proskauer, applicants, on behalf of 1665 St. Marks Avenue Corp. and Michele Piccolo, owners (Green Lee Motors, lessee), reopened December 16, 1947, under sections 7c, 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage for more than five (5) motor vehicles, auto showroom, sale of new and used cars and motor vehicle repair shop (previously granted by the Board), to include paint and spray room, brake testing, wheel alignment, body and fender repairs, lubrication, and welding, using more than the permitted area, without the required rear yard, and with a proposed sign nearer to an arterial highway than is permitted; premises 1655-1663 St. Marks avenue, north side, 134 ft. west of Rockaway avenue (Block 1454, Lots 54, 58), Borough of Brooklyn.

391-47-BZ—Application, April 18, 1947, under section 7e of the zoning resolution, of Frank Gaertner, for Starrett and Van Vleck, applicants, on behalf of One Nelson Street Corp., Inc., owner (Arthur Tickle Engineer Works, lessee), to permit in a retail use district, the change of occupancy from factory on first floor, and office on mezzanine to machine shop, storage and welding on first floor and office of mezzanine; premises 385-393 Columbia street and 1-9 Nelson street, northeast corner (Block 520, Lots 1 and 3), Borough of Brooklyn.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

922-47-BZ—Application, October 20, 1947, under section 7e of the zoning resolution, of Henry Nordheim, applicant, on behalf of Marguerite K. Cramer, owner, to permit in a residence use district, the change in occupancy of dwelling and one (1) car garage to dwelling and bakery; premises 1015 Dean avenue, west side, 93.71 ft. north of Barkley avenue (Block 5465, Lot 25), Borough of The Bronx.

938-47-BZ—Application, October 28, 1947, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony Ferrant, owner, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted

area; premises 2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

1033-47-BZ—Application, December 5, 1947, under section 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Undel Realty Corp., owner, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted; premises 1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933 Lot 40), Borough of The Bronx.

19-48-BZ—Application, January 7, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Sokoloff, owner, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area; premises 117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

486-47-BZ—Application, May 20, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Robert Romanelli, owner, to permit in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper; premises 149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

950-47-A—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

83-48-BZ—Application, January 30, 1948, under section 21 of the zoning resolution, of Board of Transportation, City of New York, applicant and owner, to permit in a business and unrestricted use, B area and Class 2 height district, the erection and maintenance of a building to a height in excess of that permitted without the required set-backs; premises 368-398 Jay street, 31-43 Willoughby street, northwest corner, and 363-371 Pearl street (Block 146, Lots 11 and 31), Borough of Brooklyn.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

579-47-SA—Republic Gas Heater, Series No. 2 and Series No. 22.

766-47-SA—Clayton Steam Generators 10-100-HP, Models BG and WG, Gas Fired.

323-47-SM—Clip-Grip Metal Studs and Clips (for use with Wallboard and Gypsum Lath).

1068-46-SA—Wicks Tornado Unit Heater, Gas-Fired.

567-47-SA—Young Brothers Two Single-Compartment Continuous Conveyor Coating Ovens, Gas-Fired.

31-48-SM—City Tank Corp. 550 Gallon Capacity Underground Storage Tank for Volatile, Inflammable Oils.

HARRIS H. MURDOCK, *Chairman*

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FEBRUARY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, February 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

70-48-A—23-01 to 23-07 45th road, northeast corner of 23rd street (Block 80, Lots 14 and 15), Long Island City, Borough of Queens.

06-48-A—137-141 East 71st street and 980-986 Lexington avenue, northwest corner (Block 1406, Lots 15½, 6, 17 and 58½), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

52-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

60-41-BZ—Application of William I. Hohausser, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 166, Lot 16), Borough of Manhattan.

083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 33 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 31-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

36-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and main-

tenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

857-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

351-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

407-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino, applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

327-27-BZ—Application of Harry A. Yarish, applicant, on behalf of Howard Motor Sales Corp., owner, reopened November 18, 1947, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area; premises 741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

201-27-BZ—Application of Lama and Proskauer, applicants, on behalf of L. R. Realty Co., Inc., owner, reopened November 5, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles); premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

913-38-BZ—Application of Soontup and Rapson, applicants, on behalf of Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee), reopened April 22,

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1947, under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board for the parking and storage of more than five (5) motor vehicles); premises 80-12 Kew Gardens road, south side, between 80th road and Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

311-47-BZ—Application, April 1, 1947, under section 7h and Section 60 of the Multiple Dwelling Law, of Nathaniel C. Saxe, applicant, on behalf of David Koss, owner (Harry Nemuth, lessee), to permit in a residence use district, the parking of more than five (5) motor vehicles for patrons of hotel, no fee to be charged; premises 134 Beach 114th street, northeast corner of Ocean Promenade (Block 658, part of Lot 46), Rockaway Beach, Borough of Queens.

572-47-BZ—Application, June 11, 1947, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Cortsmith Realty Corp., owner, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores; premises 235-245 Kings Highway, 1701 West 9th street, northwest corner, and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn.

894-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Koch & Wagner, applicants, on behalf of Bay Ridge Savings and Loan Association, owner, to permit in a business use, C area district, the extension to existing building, using more than the area permitted; premises 7511 5th avenue, east side, 85 ft. 9 in. south of Bay Ridge parkway (Block 5942, Lot 6), Borough of Brooklyn.

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

1-48-BZ—Application, January 2, 1948, under sections 7b, 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners; A. & F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, sublessee, to permit in a residence and business use, C area district, the extension of the first floor of existing building for commercial use, (cafeteria-dining room), using more than the area permitted and without the required legal rear yard; premises 875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6, inclusive), Borough of Brooklyn.

28-48-BZ—Application, January 6, 1948, under section 7e of the zoning resolution, of H. M. Cole, applicant, on

behalf of Motorola-New York Inc. owner, to permit in a residence use district, the change in occupancy from factory, showroom and storage (previously granted by the Board—expired) to showroom, offices, shipping, television and radio repairs, for a period of ten (10) years; premises 146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

116-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Alexander D. Crosetti, applicant, on behalf of News Syndicate Co., owner, to permit in a business and unrestricted use, B area district and class 1½ height district, the proposed addition of the 10th and 11th floors to the existing building, without the required setbacks; premises 223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (Block 1315, Lot 24), Borough of Manhattan.

1011-47-A—34-15 Bradley avenue and 51-46 35th street, northeast corner (Block 306, Lots 3 and 47), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

MARCH 2, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 2, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

73-48-A—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn.

1073-47-A—37-11 47th avenue, north side, from 37th to 38th streets (Block 224, Lots 1-5 and 55-59), Long Island City, Borough of Queens.

1112-47-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (1st floor); (Block 142, Lot 23) Staten Island, Borough of Richmond.

9-48-A—325-339 West 45th street, north side, 299 ft. in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

20-48-A—2967-2969 West 33rd street, east side, 93 ft. 5⅞ in. north of Surf avenue (Block 7048, Lot 56), Borough of Brooklyn.

11-48-A—135-32 38th avenue, southwest corner of Main street (Block 4975, Lot 1), Flushing, Borough of Queens.

37-48-A—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn.

42-48-A—56-39 to 56-43 194th street, east side, 383.06 ft. south of 56th avenue and 194-03 to 194-07 58th avenue (Block 5681, Lots 37, 39, 42 and 44); 58-12 to 58-23 196th street and 194-33 to 194-49 Underhill avenue, northwest corner, 195-02 to 195-10 58th avenue, south east corner of Underhill avenue (Block 5701, Lots 3, 5, 7, 9, 20, 23, 26 and 30), and 58-23 to 58-31 196th street, east side, 201.56 ft. south of 56th avenue (Block 5702, Lots 31, 33 and 35), Bayside, Borough of Queens.

44-48-A—230 West 13th street, south side, 132 ft. 6 in. east of Greenwich avenue (1st floor); (Block 617, Lot 40), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

MARCH 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

602-47-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of Ruth Goldner, owner (Warwick Laboratories, lessee), reopened November 5, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

720-47-BZ—Application, July 29, 1947, under sections 7f and 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Henry M. Meyer, owner, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium; premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

935-47-BZ—Application, October 24, 1947, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mildred Burstein, owner, to permit in a residence use, F area district, the erection of a building without the required setback; premises 209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43 (formerly Lot 41), Queens Village, Borough of Queens.

1063-47-BZ—Application, December 12, 1947, under sections 7f and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Bounding Home Corp., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

2-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Monogram Realty Company, owner, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

431-47-BZ—Application, March 18, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Good Will Steam Laundry, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a business building, using more than the permitted area; premises 56 Grafton street, west side, 340 ft. 5 in. north of Sutter avenue (Block 3512, Lot 73), Borough of Brooklyn.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

103-37-BZ—Application of Henry C. Brucker, applicant, on behalf of Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee), reopened March 16, 1943, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board); premises 61-10 to 61-18 (2514-2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

290-45-BZ—Application of Emanuel M. Glick, applicant, on behalf of Jacob and Sylvia Duel, owners, reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles (previously denied by the Board); premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

346-47-BZ—Application, April 11, 1947, under sections 7f and 7i of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

514-47-BZ—Application, May 17, 1947, under sections 7b and 21 of the zoning resolution, of Ervin Palmer, applicant, on behalf of Harry Field, owner, to permit in a residence and local retail use, B area district, the erection and maintenance of a building to be used as a loading space, office, showroom, stockroom, store and shop without the required rear yard; premises 645 East 12th street, north side, 83 ft. west of Avenue C (Block 395, Lot 39), Borough of Manhattan.

515-47-BZ—Application, May 17, 1947, under sections 7b and 21 of the zoning resolution, of Ervin Palmer, applicant, on behalf of Harry Field, owner, to permit in a residence and local retail use, B area district, the erection and maintenance of a building for truck terminal, stockroom and the parking of four (4) trucks, without the required rear yard; premises 646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

901-47-A—646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

793-47-BZ—Application, September 2, 1947, under sections 7e and 7f of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Margaret A. Pitbladdo, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, office, auto laundry and lubritorium; premises 10-16 Caton avenue and 7-17 Dahill road, southeast corner (Block 5323, Lots 1 and 2), Borough of Brooklyn.

1039-47-BZ—Application, December 8, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Metropolitan Bakery, Inc., owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 40-41 Westchester Square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

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1097-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of Congregation Hope of Israel, owner, to permit in a residence use, B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue, classrooms and gymnasium; premises 841-843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx.

1038-47-BZ—Application, December 4, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Admirable Realty Corp., owner, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using more than the area permitted; premises 55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

1110-47-SM—Pomco 2" Fuel Oil Fill Box (Fill Pipe Terminal).

965-47-SA—Blackstone Automatic Washer, Model 150.
HARRIS H. MURDOCK, *Chairman*.

MARCH 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 9, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

1048-47-A—431 7th avenue, east side, 74 ft. $\frac{3}{4}$ in. south of West 34th street (Block 809, Lot 82), Borough of Manhattan.

1072-47-A—824 Jamaica avenue, south side, 87-15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

839-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

75-48-A—13-17 Forrest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn.

23-48-A—99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

24-48-A—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

25-48-A—99-20 Metropolitan avenue, southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 16, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

537-47-BZ—Application, May 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony and Joseph Garone, owners, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced; premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

684-47-BZ—Application, July 11, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium; premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

979-47-BZ—Application, November 6, 1947, under section 7i of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Herman Lieberman, owner, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop; premises 488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MARCH 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MARCH 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1109-47-A—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing

Tuesday morning, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of February 10, 1948.)

738-46-SM

APPLICANT—New York Steel Tank Corp., new owner, Paragon Steel Tank Corp., former owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to change of name of owner-manufacturer—re Paragon Steel Tank Corp., 275 Gallon Fuel Oil Storage Tank, previously approved.

APPEARANCES—

For Applicant: Matthew Anataro.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (738-46-SM)

WHEREAS, Paragon Steel Tank Corporation, owner, filed on October 4, 1946, an application with the Board of Standards and Appeals for approval of the material known as Paragon Steel Tank Corporation 275 Gallon Fuel Oil Storage Tank; and

WHEREAS, this material was approved on December 3, 1946; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant advised under date of January 21, 1948 that the company known as the Paragon Steel Tank Corporation has changed its name to the New York Steel Tank Corp.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution approving the tank on December 3, 1946, by changing the name of the owner to the New York Steel Tank Corporation, formerly Paragon Steel Tank Corporation, owner.

Adjourned 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 17, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the special meeting of the Board held on Friday morning, January 30, 1948 and the regular meetings of the Board held on Tuesday morning and afternoon, February 3, 1948, were approved, as printed in the Bulletin of February 10, 1948, Vol. 33, No. 6.

ZONING APPLICATIONS

316-29-BZ

APPLICANT—Lama and Proskauer, for Patrick Hangley, owner.

SUBJECT—Application reopened November 5, 1947—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubricatorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn).

PREMISES AFFECTED—854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama, Patrick J. Hangley, Frank Certo, J. Certo, Wm. Riley and Charles Rubinstein.

For Opposition: Jacob S. Gross and Frank Palmentiero.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948, 10 A.M., for inspection by Committee of Board and decision. Hearing closed.

386-44-BZ

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply, Inc., owner.

SUBJECT—Application reopened December 16, 1947—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension to existing laundry, and, also extension to existing garage for not more than five (5) motor vehicles, using more than the area permitted.

PREMISES AFFECTED—420 Targee street and 31-41 Roff street, northwest corner (Block 642, Lots 1, 5 and 7), Stapleton, Borough of Richmond.

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APPEARANCES—

For Applicant: Irving M. Fenichel and Ben Levee.
For Opposition: Pauline Fostyk, Flora Garabrini,
Irma Meier, Rosalin Schuler, B. Hager and
others.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a
Committee of the Board; hearing closed. Date of
decision to be set.

431-47-BZ

APPLICANT—Lama and Proskauer, for Good Will Steam
Laundry, Inc., owner.

SUBJECT—Application (decision of the borough superin-
tendent) under section 21 of the zoning resolution,
to permit in a business use, C area district, the
erection and maintenance of a business building,
using more than the permitted area.

PREMISES AFFECTED—56 Grafton street, west side,
340 ft. 5 in. north of Sutter avenue (Block 3512,
Lot 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Abraham H. Goodman.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948, 10
A.M., at request of objector.

537-47-BZ

APPLICANT—Lama and Proskauer, Anthony and Joseph
Garone, owners.

SUBJECT—Application (decision of the borough superin-
tendent) under sections 7c and 7i of the zoning
resolution, to permit in a residence use district, the
reconstruction of existing gasoline station, to in-
clude motor vehicle repair shop, lubritorium, radi-
ator repair work, auto painting, body and fender
repairs and to permit the parking of cars to be
served.

PREMISES AFFECTED—145-02 to 145-08 Springfield
boulevard, west side, 300.35 ft. south of South Con-
duit avenue (Block 13331, part of Lot 16), Spring-
field, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph E.
Garone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at
10 A.M., for an inspection by a committee of the
Board and decision without further argument.

684-47-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum
Oil Co., Inc., owner.

SUBJECT—Application (decision of the borough superin-
tendent) under section 7c of the zoning resolution,
to permit in a business use district the extension of
an existing gasoline service station, office, motor
vehicle repair shop, auto laundry and lubritorium.

PREMISES AFFECTED—83-29 Broadway and 86-01 to
86-09 Dongan avenue, northwest corner (Block
1580, Lot 1), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at
10 A.M., for an inspection by a committee of the
Board.

874-47-BZ

APPLICANT—J. Sarsfield Kennedy, for Cornelius Hearn,
owner.

SUBJECT—Application (decision of the borough superin-
tendent) under sections 7c and 7d of the zoning
resolution, to permit in a business and residence
use district, the erection of Post Office and stores.

PREMISES AFFECTED—2239 Troy avenue, east side,
77 ft. north of Avenue N and 2097 Flatbush avenue
(Block 7869, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis A. McGrath.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at
10 A.M., at request of applicant's representative.

979-47-BZ

APPLICANT—Saul Goldsmith, for Herman Lieberman,
owner.

SUBJECT—Application (decision of the borough superin-
tendent) under section 7i of the zoning resolution,
to permit in a business and unrestricted use district,
the change in occupancy from store and five (5)
car garage to store and motor vehicle repair shop.

PREMISES AFFECTED—488-490 Lafayette avenue, south
side, 69 ft. west of Bedford avenue (Block 1950,
Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: Anna Holandchak, K. Schiffer and
Rose Zuzzi.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948, at
10 A.M., for inspection by a committee of the Board
and decision without further argument.

15-48-BZ

APPLICANT—George G. Miller, for Normandie Develop-
ment Corp., Inc., owner.

SUBJECT—Application (decision of the borough superin-
tendent) under sections 7f and 21 of the zoning
resolution, to permit in a business use district, the
erection and maintenance of a garage for more than
five (5) motor vehicles.

PREMISES AFFECTED—216-224 West 58th street, south
side, 211.2 ft. east of Broadway (Block 1029, Lots
43 to 46½), Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Miller and William
Bayes.

For Opposition: Martin J. Sand, Chas. H. Ettl, Saul
H. Nack, V. A. McLaughlin, J. J. Greely, A.
Neuwirth, Robt. Korn and John S. Tuomey.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a
committee of the Board and decision. Date of de-
cision to be set.

284-32-BZ

APPLICANT—Burke, Morrison and Green, for Joseph
Frummer, owner.

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SUBJECT—Application reopened December 2, 1947—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station (previously denied by the Board under section 21), lubritorium, auto laundry, office and accessory sales.

PREMISES AFFECTED—193-07 to 193-19 Crocheron avenue, 35-02 Frances Lewis boulevard, northwest corner and 193-06 to 193-18 35th avenue (Block 5313, Lots 15 and 18), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, John F. Fitzsimons and Joseph Frummer.

For Opposition: A. C. D'Angelo, Thomas McInerney, Jane M. Baldwin, L. C. Hause, H. P. Howe and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (284-32-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises west side of Cross Island boulevard, south side of 35th avenue and north side of Crocheron avenue, (Block 972, Lot 18), Bayside, Borough of Queens, was denied by the Board on November 4, 1932; and

WHEREAS, this case was reopened on December 27, 1933, at the request of the applicant for consideration under section 21 of the zoning resolution, and denied on April 3, 1934 and the Board's decision was sustained by the Court; and

WHEREAS, Burke, Morrison and Greene for Joseph Frummer, owner, requested reopening of this application and consideration under section 7f of the zoning resolution, based on alleged new facts, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, lubritorium, auto laundry, office and accessory sales; affecting premises 193-07 to 193-19 Crocheron avenue, 35-02 Francis Lewis boulevard, northwest corner and 193-06 to 193-18 35th avenue (Block 513, Lots 15 and 18), Flushing, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on December 2, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Crocheron avenue is in a business use, C area and Class 1 height district; Francis Lewis boulevard is in a business use, C area and Class 1 height district; 35th avenue is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1947, re N.B. Applic. 4786-47, reads:

"1. The erection of a building in a business zone to be used for gasoline service station, lubrication, auto washing, office and accessory sales, is contrary to Sec. 4, Art. 2, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 156.93 ft. frontage by 89.20 ft. in depth, irregular, presently vacant, (Billboards at present on site); that it is proposed to erect a building 45 ft. front by 28 ft. in depth, one story, 13 ft. in height, of Class 3 construction, to be used as a gasoline service station, lubritorium, auto laundry, office and accessory sales; and

WHEREAS, the applicant contends that since prior applications the widening of Francis Lewis boulevard has cut off the easterly 30 ft. or so of lot 18; that the present application concerns itself with lots 15 and 18 constituting a plot of ground almost triangular in shape fronting on three streets with a depth of less than 33 ft. on Francis Lewis boulevard; that the automobile traffic in this area has increased considerably along Francis Lewis boulevard and along Crocheron avenue and the anticipated residential development of the surrounding area has failed to materialize to any extent since this matter was last before the Board in 1934; that it is now proposed to remove these billboards completely and to substitute a well kept, unobstrusive parkway type of service station with a building of colonial brick with cut stone quoins, a slate roof, and a residential aspect designed to blend in with any future development of the area; that no entrance is proposed along the frontage of Francis Lewis boulevard, but a screen of planting will be maintained along this frontage; that only one entrance, and that at the corner, will be provided from 35th avenue; that the pumps will be of the parkway type with masonry pedestals matching the building; that the building will be set back from all street and lot lines, and the premises landscaped to blend with the neighborhood; that there is a definite need for a service station in this area, and it is felt this proposal will provide a beneficial adjunct to the community; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

589-38-BZ

APPLICANT—Abraham L. Hyman, for 865 Realty Corp., owner.

SUBJECT—Application reopened January 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition 7h of the zoning resolution, for a term of two (2) years, permitting in a retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—303 West 51st street, north side, 58 ft. 10½ in. west of 8th avenue (Block 1042, Lot 28½ and part of Lots 29, 30, 30½, 31, 32, 33, 33½ and 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham L. Hyman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (589-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 303 West 51st street, north side, 58 ft. 10½ in. west of 8th avenue (Block 1042, Lot 28½ and part of Lots 29, 30, 30½, 31, 32, 33, 33½ and 34), Borough of Manhattan, was granted by the Board on December 13, 1938, on certain conditions; and

WHEREAS, the term of variance was extended on February 9, 1943 and April 10, 1945, and the applicant requested a

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further extension of the term of variance which had expired by limitation of time; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948, and set for hearing on February 17, 1948; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting on February 17, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent dated January 8, 1948, reads:

"This department is without power to issue a certificate of occupancy covering use as a parking lot for more than five (5) motor vehicles, as premises is in a business use district where such use is prohibited by the Zone Resolution. You may, however, apply to the Board of Standards and Appeals under Cal. #589-38-BZ for a variance or a reopening and an extension of present non-conforming use.

Zoning violation #157-1947 is pending upon subject premises contrary to Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 13, 1938, as amended by resolutions adopted through April 10, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this amended resolution, to permit the unbuilt upon portion of the plot facing 8th avenue and the adjoining lot facing West 51st street to be occupied for the parking and storage of more than five (5) motor vehicles, on condition ...; that other than as amended herein, the resolution adopted by the Board April 10, 1945, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

568-39-BZ

APPLICANT—Lama and Proskauer, for Sarah Foxon, owner.

SUBJECT—Application reopened July 1, 1947—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Paul Foxon and George Foxon.

For Opposition: George Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (568-39-BZ)

WHEREAS, this application under sections 7c, 21 and 21a of the zoning resolution, to permit in a residence use district and "E" area district, the extension of a gasoline service station, affecting premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block No. 4646, Lot No. 14), Whitestone, Borough of Queens, was withdrawn on January 28, 1941, after argument; and

WHEREAS, the applicant requested reopening of this application under sections 7c and 7i of the zoning resolution to permit in a residence use district, the reconstruction and

extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop; and

WHEREAS, this case was reopened by vote of the Board on July 1, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 13, 1948, after due notice by publication in the Bulletin, and laid over to February 3, 1948 and again to February 17, 1948, for inspection and decision by the Board without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 149th street is in residence and business use, D and E area and Class ½ height districts; 15th avenue is in a residence use, E area and Class ½ height district; and the site is in a residence use, E area and Class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1947, re N.B. Applic. 1807-47, reads:

"1. The reconstruction and extension of existing gasoline service station to be occupied as gasoline service station, lubritorium auto repair shop, auto laundry and office within a residence district is contrary to Article 2, Section 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 117.51 ft. frontage by 91.11 ft. in depth, irregular, on which is located a one story office, 12 ft. by 12 ft. 4 in. and three steel and concrete grease pits; that it is proposed to demolish the existing structure, remove the open grease pits and construct a building 60 ft. front by 28 ft. in depth, to house an office, lubritorium, auto laundry, brake testing and wheel alignment machine; and

WHEREAS, the applicant contends that it is proposed to demolish the present structure, remove the open grease pits and construct a modern one story masonry building 60 ft. front by 28 ft. in depth to house an office, lubritorium, auto laundry and a brake testing and wheel alignment machine; that the original gas station was erected under Fire Department Alteration 556-25; that the metes and bounds in the application calls for a triangular plot 41 ft. on 149th street and 92 ft. on 15th avenue; that in Block 4647, Lot 1 there is a four story brick public school, P.S. 79; that under Cal. 568-39-BZ a similar request was made but was withdrawn after an argument because of the fact that it was within 200 ft. of the entrance of P.S. 79; that the entrance is a walk leading to the school which sets back 112 ft. from 149th street; that the reconstruction and extension of this gas station will do much to improve the conditions in this vicinity; that the zone was changed to its present residence designation from business on March 30, 1940; and

WHEREAS, the following communication was received from the Borough President, Borough of Queens, dated Dec. 19, 1947:

"In reply to your communication relative to the widening of 15th avenue from 148th street to 149th street, I wish to advise you that the Final Map adopted by the Board of Estimate and Apportionment on November 18, 1921 shows 15th avenue proposed to be 70 ft. wide.

"The street, however, is not physically improved for its full mapped width, and it is proposed to widen 15th avenue about 5 ft. more or less on the north and south side; that there is no proceeding now pending nor has there been a proceeding instituted to acquire title to 15th avenue."

and

WHEREAS, it appears that a greasing pit was permitted by the Department on a lot from which a building was removed and this additional space and equipment has been occupied by the gasoline station without a variance therefor and with a curb cut to 149th street now existing; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the existing curb cut to

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149th street from the existing grease pit in the extension of area request is not lawfully existing and should be eliminated and that the greasing pit was unlawfully permitted as in fact it constituted an extension of the gasoline station, which could be permitted only under a variance granted by the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the extension in area to include the southerly portion of the premises which has been used continuously as part of the station, on condition that all buildings and uses shall be removed from the premises and a new building constructed and the premises rearranged substantially as proposed and indicated on plan filed with this application, marked "Received May 28, 1947" (4 sheets); that the accessory building shall be located as shown and of the design proposed and arranged for office, lubricatorium and auto laundry and for no other use, eliminating any repair work, brake testing and wheel alignment; that the boiler room shall be located where shown and separated from the balance of the building by fireproof construction except that the ceiling may be fire-retarded; that the boilerroom shall be enterable only from the exterior; that the pumps may be located adjoining the 49th street frontage and not nearer than 10 feet to the proposed new building line; that the number of gasoline tanks shall not exceed four, of 550 gallon capacity located where shown; that planting shall be maintained as indicated in the locations indicated; that along the side lot line to the south and west there shall be erected a brick wall not less than 2 feet in height with fence erected thereon either of substantial pickets or ornamental steel or iron to a total height of not less than 6 feet; that at the intersection of the street there shall be erected a block of concrete extending for a distance of not less than five feet, such block may be segmental in shape and not less than 12 inches in height; that where not covered by accessory building, planting and pumps, the balance of the premises shall be surfaced with concrete or tarvia to the satisfaction of the borough superintendent; that all sidewalks adjoining the premises shall be restored and curbs replaced, except those permitted herein, to the satisfaction of the borough president; that curb cuts to 149th street shall not exceed one curb cut toward 149th avenue, not over 25 feet in width, eliminating the now existing curb cut to the south, and two curb cuts to 15th avenue not exceeding 30 feet in width each and no part of any curb cut nearer to the intersection of 149th street than 10 feet or nearer to the westerly lot line than 10 feet from the newly established proposed building line (15 feet from the existing building line); that signs shall be restricted to signs attached flat against the accessory building and to the illuminated globes of the pumps, omitting all roof signs and temporary signs, but permitting the erection within the building line near the intersection, of a post standard for a brand sign which may be illuminated, advertising only the brand of gasoline on sale, permitting said sign to extend beyond the building line for a distance of not over 4 feet; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 630-47-A; that such fire fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution and withdrawn as to repairing under section 7i.

323-41-BZ

APPLICANT—Harry A. Yarish, for Harry Gleicher, owner.

SUBJECT—Application reopened June 10, 1947—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—1709-1729 Surf avenue and 2931-2947 West 19th street, northeast corner (Block 7061, Lots 27, 31 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish, Harry Gleicher and Joseph Goldstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (323-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit partly in a residence use district and partly in a business use district, for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles; premises 1709-1729 Surf avenue and 2931-2947 West 19th street, northeast corner (Block No. 7061, Lot Nos. 27, 31 and 36), Borough of Brooklyn, was granted by the Board on September 30, 1941, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on June 10, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Surf avenue is in a business use, C area and Class 1 height district; West 19th street is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1947, re Alt. Applic. 2419-47, reads:

"1. Proposed use of premises for the parking and storage of more than five motor vehicles which is located in a partly business and partly residential use district is contrary to Art. 2, Sec. 3 and Sec. 4(a) of the zoning resolution.

NOTE: Above premises were subject to a variance conditionally by the Board of Standards and Appeals, Cal. 323-41-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 173 ft. 4¾ in. front by 152 ft. in depth, presently vacant; and

WHEREAS, the applicant contends that on September 30, 1941 an application for a variance of the zoning resolution was granted under Cal. 323-41-BZ for the use of the subject premises for the parking and storage of more than five motor vehicles of the passenger type, for a term of two years; that curb cuts were applied and paid for; that on October 13, 1943 request to reopen was withdrawn by applicant because applicant had joined the Navy; that on April 11, 1944, the present owner leased the subject premises for the existing use and on March 27, 1945, the present owner bought the premises; that on August 2, 1946, Violation No. 166-46 was filed against the premises for parking more than 5 motor vehicles without a C.O.; that it is submitted that the owner bought this property in good faith, believing that a C.O. existed after first having con-

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ducted the business of parking for a year under a lease referred to above; that to be denied this use now would present owner with a serious situation creating unnecessary hardship and practical difficulties; that it is requested that the Board permit this use to continue for another period of 2 years under the powers vested in them under Sections 7h and 7e and under such conditions as the original application, for the subject premises was approved and as the Board may further deem necessary.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 30, 1941, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this *amended* resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* . . .; that other than as amended herein, the resolution adopted by the Board September 30, 1941, shall be complied with in all respects; that a certificate of occupancy shall be obtained; that on the sign heretofore permitted there may be added to the present wording, such additional wording as may be required by the commissioner of licenses, which may be painted thereon; that all permits required shall be obtained and all work completed within three months from the date of this *amended* resolution."

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application reopened January 20, 1948, for consideration as to amendment of resolution—Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, location of boiler house in residence district, and the location of a gasoline service station in a business use district.

PREMISES AFFECTED—Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716, 7075-7077, 7080-7082, 7092-7094, 7098-7105, 7114-7122, 5723 and 7138 and 7146), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: O. L. Nelson and Thomas Christiano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (299-47-BZ)

WHEREAS, this application under sections 7c, 7A and 21 of the zoning resolution, to permit the parking of motor vehicles accessory to stores, business buildings in the residence use district and store fronts facing on 188th street and other streets solely within the property, and a boiler house used to furnish heat and domestic hot water solely for buildings, and garages solely for the storage of motor vehicles belonging to the residents in the project, affecting premises: Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716; 7075-7077; 7080-7082; 7092-7094; 7098-7105; 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens, was granted by the Board on July 1, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948, and set for hearing on February 17, 1948 at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1947 re N.B. Applic. 881-47, reads:

"1. The use of the above located premises for a storage garage, motor vehicle repair shop and business use is contrary to article 2, section 3 of Zone Resolution and Section 60 of M.D.L."

and

WHEREAS, in the opinion of the Board there should have been no objection made at this time under Section 60 of the Multiple Dwelling Law in view of the permit having been issued for the construction of the garage.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1947, by adding thereto:

"... that the garage marked on plans filed with this appeal as No. 202, such plans being marked 'Received December 13, 1947,' 3 sheets, may contain services as proposed consisting of three twin gasoline pumps and six 550 gallon storage tanks and also a space within the garage for the washing, polishing, greasing of cars and repairing with hand tools only, on condition that no signs shall be erected on the garage building other than the necessary directional signs; that the installation of tanks and pumps shall comply in all respects with all laws, rules and regulations applicable thereto, and that such portable fire fighting appliances shall be maintained within the area as the fire commissioner shall direct."

548-47-BZ

APPLICANT—Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection of a building, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein, H. B. Bercow, Rabbi T. Lewis and I. Orlian.

For Opposition: Arnold Silberstein, Henry M. Cahn, Robert Garf and Samuel Surfein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (548-47-BZ)

WHEREAS, Samuel Gardstein for Progressive Synagogue owner, lessee, filed June 5, 1947, an application under section 21 of the zoning resolution, to permit in a residence use district the erection of a building using more than the area permitted and without the required rear yard, affecting premises 1387 to 1395 Ocean avenue and 2001 to 2013 Avenue I, northeast corner (Block 7666, Lot 6, 9, and 10), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 20, 1948, after due notice by publication in

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the Bulletin, and laid over to February 17, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Ocean avenue is in a residence use, C area and Class 1¼ height district; Avenue I is in a residence use, E and C area and Class 1¼ height district; and the site is in a residence use C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 28, 1947, re N.B. Applic. 572-47, reads:

"1. The area of the proposed structure exceed that permitted by the zoning resolution, Art. IV, Section 13, b.

2. The rear yard shown is insufficient depth to meet the requirements of the zoning resolution, Art. IV, Sec. 13 (a)."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 ft. frontage by 110 ft. in depth, on which is located a one family dwelling, which is to be demolished; that it is proposed to erect a building 85 ft. front by 104 ft. in depth, 2 and 3 stories, 41 ft. in height, of Class 1 construction, to be used as a synagogue, school and social hall; and

WHEREAS, the applicant contends that the Progressive Synagogue was chartered in 1920 and is now located 1515 46th street, Brooklyn, occupying a very old frame structure on a 42 ft. by 100 ft. interior lot and cannot be enlarged; that with the growth of the Congregation the present quarters have become entirely inadequate to accommodate the worshippers, the school and other activities in connection with its religious work; that overflow services have been conducted during holidays for the past three years in the Elite Club Building at 1260 Ocean avenue, in the immediate vicinity of the proposed synagogue; that to accommodate its ever growing membership and to properly function in all its religious activities, the congregation acquired this site by contract dated April 18, 1944 and deed dated June 3, 1944, at which time it was advised that the proposed structure could occupy 100% of the plot area; that this site was selected because it is the only large plot to be found centrally located for the convenience of a congregation whose members reside in the Boro Park and Flatbush sections; that on Dec. 2, 1944 the Zoning Resolution was amended restricting the area of the proposed structure to only 6690 sq. ft., which area will be by far insufficient for all the activities the congregation intends to provide for its membership; that the congregation paid for this site \$23,000 and if it cannot build according to the submitted plans it will be obliged to sell same and sustain a loss of at least \$13,000; that the market value of the site for purposes of 1 or 2 family dwellings is only about \$10,000 if a purchaser could be found; that it is therefore respectfully requested that this appeal be favorably considered to permit the erection of a syagogue and community house on this site, occupying not over 8620 sq. ft. in area, as shown on plans; and

WHEREAS, the applicant filed revised plans and requested a variance to permit 100% coverage in place of 8620 sq. ft., as originally requested; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 572-47, Objections 1 and 2, is *affirmed* and that the application be and it hereby is *denied*, without prejudice to rehearing on an application for coverage more consistent with the area coverage requirements.

561-47-BZ

APPLICANT—Max Horn, for William Hassett, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail use, D area

district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the permitted area.

PREMISES AFFECTED—127-09 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and William Hassett.

For Opposition: Muriel Spencer, Maria Brown, Rose Worden, Rev. J. E. Fells and Ethel Redd.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (561-47-BZ)

WHEREAS, Max Horn for William Hassett, owner, filed June 9, 1947, an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory and motor vehicle repair shop using more than the area permitted, affecting premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107, and 116), Springfield Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, December 16, 1947, after due notice by publication in the Bulletin, and laid over from time to time and last laid over to February 17, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Merrick boulevard is in a retail use, D area and Class 1 height district; 129th avenue is in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1947 re Alt. Applic. 261-47 reads:

"1. The proposed extension to an existing factory for the use as a factory, auto repair shop, and gas station is contrary to Article 2, Section 4A of zone resolution.

2. Proposed extension occupies an area in excess of that permitted for a retail D district as per Sect 14C of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 358.91 ft. frontage by 295.48 ft. in depth, irregular, on which is located a building, 152 ft. 8 in. front by 48 ft. 7 in. in depth, one story, 13 ft. in height, of Class 3 construction, to be used as a factory, auto showroom and office, gasoline service station and motor vehicle repair shop; and

WHEREAS, the applicant contends that this concern manufactures precision parts for various concerns, including telephone parts for the Western Electric Company, Federal Telephone Company and Fairchild Camera and Instrument Company, and parts for Navy experimental work, etc.; that during the war, they manufactured fuses and other items for the Army and Navy, and now some of the parts are for Navy equipment; that the volume of business is increasing, thus making it an urgent necessity that the plant facilities be enlarged; that on January 10, 1946, the owner purchased additional land for the purpose of enlarging the factory, and also to house the Studebaker Auto Agency, auto repair shop and gas service station, which business he now conducts on the other side of Merrick boulevard, in inadequate quarters; that it is also his intention to consolidate his interests under one roof for better supervision and control; that the front of the old building will be altered to conform with the new building; that plans were substantially completed about September 15, 1946, and

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copies given for steel estimates and for submission to the C.P.A. for authority to build, who finally authorized the construction for factory use but not for auto show room or gas station; that since the foundations and building were identical for either use, and in order to save time, about the end of September, 1946, the owner began to assemble materials, including all steel sash, cinder and cement blocks, bricks, and ordered the steel; that he also excavated the cellar; that on January 7, 1947, the Department of Housing and Buildings issued a Department summons for having started construction without a permit to build; that on January 14, 1947, the summons was answered with a notation that plans would be filed shortly and a permit to build obtained; that the owner decided to file only for a factory, since the building design made it possible to change part of the factory to an auto show room; also the building setback at the right provided 10 ft. between the pump island and the property line; that this change the owner would then make when the CPA restrictions for such would be lifted; that accordingly, plans were altered to omit all reference to the auto showroom, gas station, etc., but on January 21, 1947, the area was changed from an unrestricted, C to a retail D zone; that after discussing the problem with the borough superintendent it was clear that he could not accept the old classification, and that it was a matter for the Board of Standards and Appeals; that plans were filed under Alt. Applic. 261-47 for a factory, and also an amended plan to show the original intent; that the land to the rear remains in residence D and will be landscaped to provide a small park for recreational use of the employees; that the front lawn on Merrick boulevard will also be landscaped; that it is clear that the owner purchased the additional 160 ft. on Merrick boulevard for the purposes indicated above, and that he knew nothing of a pending change in zone; that it is also obvious that he is prepared to build now at the high cost levels, because of the urgent need for the space to carry on the enlarged and growing business, and to meet his commitments with the Studebaker Company; that the circumstances in this case are peculiar inasmuch as the owner was being held up by another government agency from obtaining the necessary approval and permit to build; and

WHEREAS, the applicant contends as to Objection 2, that the proposed extension occupies an area in excess of that permitted under a retail D district; that the facts are as follows; that the area of the land, figuring only that portion 100 ft. deep along Merrick boulevard, and not residential part beyond that, is 33351 sq. ft. that the area of the existing building is slightly less than 6000 sq. ft., 5893 sq. ft., and the new extension 10800 sq. ft.; that if the existing and the new units are combined, as they actually are to be, then the total area of the two is 16800 sq. ft. plus or minus, which is about 51% of the lot area, and well within the 55% permitted under area D; that the entire plot is to be used as a unified project, and the new addition attached to the existing building; that the owner is allocating a very large piece of land in the rear for recreational purposes, and has set back the building from the front lot line, and will landscape that area; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant amended this application to include Section 7c and eliminated sections 7e and 7f of the zoning resolution; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7c of the zoning resolution, as to use, and section 7i as to repairing in connection with the service station, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 as to extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted on condition* that

the building shall be constructed as proposed and as indicated on plans filed with this application marked "Received November 14, 1947," 9 sheets, and 1 sheet marked "Received January 5, 1948," on condition that the extension of factory shall be maintained as proposed and the balance of the building occupied for the Studebaker service station and salesroom, on condition that there shall be no gasoline servicing installed or maintained and that such repairing shall be solely in connection with the cars dealt in by such agency and limited to repair work by hand tools; that the balance of the premises along Merrick boulevard and to the rear in the residence district shall be graded to the grade of the adjoining streets; that the rear portion shall be properly fenced with woven wire fence of the anchor post type with chain link type of mesh and maintained with lawn and landscaping and no rubbish or other material shall be permitted to be stored or placed thereon; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the premises and the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no driveway to any part of the building except the existing openings in the building, eliminating the proposed new driveway from 129th avenue and there shall be no driveway of any type across the premises in the rear in the residence use district; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

666-47-BZ

APPLICANT—Saul Goldsmith, for Mol-Mon Realty Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing garage for more than five (5) motor vehicles, using more than the area permitted.

PREMISES AFFECTED—70-39 83rd street, east side, 355.39 ft. south of Cooper avenue, and 70-40 84th street (Block 3809, Lots 12, 55 and 60), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith and John V. Baptiste.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (666-47-BZ)

WHEREAS, Saul Goldsmith, for Mol-Mon Realty Co., Inc., owner, filed July 2, 1947, an application under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing garage for more than five (5) motor vehicles, using more than the area permitted, affecting premises 70-39 83rd street, east side, 355.39 ft. south of Cooper avenue and 70-40 84th street (Block 3809, Lots 12, 55 and 60), Glendale, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 83rd street is in an unrestricted use, A area and Class 1 height district; 84th street is in residence and unrestricted use, A area and Class 1 height districts; and site is in an unrestricted use, A area, Class 1 height district; and

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WHEREAS, the decision of the borough superintendent, dated June 3, 1947 re Alt. Applic. 1175-47, reads:

"1. Proposed extension is excessive in area for an unrestricted D district is contrary to Art. 4, section 14C of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 136 ft. front by 200 ft. in depth (irregular) on which are located two buildings, a one-story garage on Lot 12, 90 ft. front by 100 ft. in depth (irreg.), and a one-story factory on Lot 55; that it is proposed to erect an extension to existing garage 73 ft. 4 5/16 in. front by 100 ft. in depth (irregular) one story, 22 ft. in height, of Class 3 construction to cover the entire Lot (No. 60); that Lots 55 and 12 are at present completely built upon; and

WHEREAS, the applicant contends that when present garage was erected in 1941, it was planned to erect the addition; that the roof trusses were bought for that purpose and are now laying on the open lot; that the erection of this building will aid in keeping the streets free of motor vehicles and carry out the intent of Section 19G; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, to permit the increase in area as proposed, to permit the building as proposed and indicated on plans filed with this application, marked "Received July 2, 1947" (3 sheets), "Received June 10, 1947" (3 sheets) and "November 6, 1947" (1 sheet), *on condition* that the building shall not be increased in height or area; that there shall be no windows or other openings constructed on the southerly lot line wall; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

676-47-BZ

APPLICANT—Anthony M. DeRose, for Frismont Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and retail use, D area district, the erection and maintenance of a building using more than the permitted area.

PREMISES AFFECTED—2746-2752 East Tremont avenue, northwest corner of Frisby avenue (Block 3988, Lots 45, 46, 47, 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (676-47-BZ)

WHEREAS, Anthony M. DeRose, for Frismont Realty Corporation, owner, filed July 8, 1947, an application under section 21 of the zoning resolution, to permit in residence and retail use, D area districts, the erection and maintenance of a building using more than the permitted area, affecting

premises 2746-2752 East Tremont avenue, northwest corner of Frisby (Block 3988, Lots 45, 46, 47, 50 and 51), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin, and laid over to February 17, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that East Tremont avenue is in a retail use, D area and Class 1 height district; Frisby avenue is in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated June 23, 1947 on amendment to N.B. Applic. 61-47 reads:

"1. Proposed structure exceeds coverage allowed under Article IV, Section 14c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 90.40 ft. frontage by 172.99 ft. in depth, presently vacant; that it is proposed to erect a building 90.10 ft. front by 147 ft. in depth, one story, 15 ft. in height, of Class 3 construction, to be used as retail stores; that no part of the building will be in a residence use district; and

WHEREAS, the applicant contends that the property on the opposite side of Frisby avenue to the south is improved and occupied by a utility company; that the building is 2 stories in height occupied as offices and almost covers the entire frontage of the site; that the surrounding business buildings do occupy a greater area than permitted under the zoning resolution as amended; that none of the properties will be adversely affected in any way by the granting of this variation; that strict compliance would only tend to deprive the owner of a reasonable and practical development of its property; that due to unique circumstances, affecting this property together with the Constitutional Rule of equality of privilege would justify consideration of the Board to grant this appeal under section 21; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to area, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 21, as to area for the area as proposed to be covered by the proposed one story building as indicated on plans filed with this application marked "Received July 8, 1947," 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that proper fences shall be maintained on the rear lot lines to the north, west and east; that the yard space shall be properly concreted and drained except that certain portions of the yard may be sodded and landscaped with concrete walks as may be necessary for access; that a fence with gate shall be maintained at the entrance to the yard at Frisby avenue; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the carrying up of store partitions to the underneath side of roof boarding; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

828-47-BZ

APPLICANT—Gabriel Nathan, for Louis and Blanche Nathan, owners, (Mel Chevrolet Sales Corp., lessee).

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SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a business use district, the extension to existing repair shop and auto salesroom, and the use of existing used car lot in conjunction with existing repair shop.

PREMISES AFFECTED—14-08 to 14-14 Far Rockaway boulevard and 13-01 Nameoke avenue (Block 23, Lots 22 and 25), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (828-47-BZ)

WHEREAS, Gabriel Nathan, for Louis and Blanche Nathan, owners; Mel Chevrolet Sales Corp., lessee, filed September 29, 1947, an application under sections 7c and 7e of the zoning resolution, to permit in a business use district, the extension to existing repair shop and auto salesroom and the use of existing used car lot in conjunction with existing repair shop, affecting premises 14-08 to 14-14 Far Rockaway boulevard and 13-01 Nameoke avenue, (Block 23, Lots 22 and 25), Far Rockaway, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Far Rockaway boulevard is in a business use, D area and Class 1 height district; Nameoke avenue is in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 8, 1947, re Alt. Applic. 2096-47, reads:

"1. The extension of an existing repair shop in a business district is contrary to sec. 4 (29) Zone Law.

2. The use of the existing used car lot in conjunction with the existing repair shop in a business district contrary to sec. 4 (29) Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 100 ft. in depth on which is located a building 40 ft. front by 100 ft. in depth (50 ft. wide in rear) one story, 15 ft. in height, presently used as an auto salesroom and repair shop; that it is proposed to construct an extension to the existing building on portion now used as a driveway, 10 ft. by 37 ft. 4 in., to be used as a parts department in conjunction with auto salesroom and repair shop; that it is further proposed to cut two (2) entrances in the side wall to allow cars to enter the shop directly from present used car lot; and

WHEREAS, the applicant contends that subject site is now in a business district, having been changed from an unrestricted use district on December 28, 1939; that the present owner has owned and occupied the building as an automobile salesroom and auto repair shop continuously since 1932 and has Certificate of Occupancy No. Q32028 for such use; that he also had had under lease the vacant lot as a used car lot continuously since 1932 and recently purchased it from the former owners; that he has C. of O. No. Q17457 allowing such use; that since purchasing this lot he has paved the entire area and enclosed it with a high woven wire fence, adding greatly to the appearance; that the parts department is actually an extension to the auto showroom rather than the repair shop, inasmuch as the main use will be over-the-counter sales of parts; that the

removal of the present entrance driveway to repair shop from its proximity to the adjacent dwelling will benefit both the dwelling and the immediate neighborhood; that at the same time it will afford the owner a more logical use of his property, keeping cars for repair off the street and out of the traffic; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c as to the extension in area of the building and under section 7e as to the use car sales lot, *on condition* that the building shall be extended as proposed and indicated on plans filed with this application, marked "Received September 29, 1947" (3 sheets) and "Received February 10, 1948" (1 sheet), *on condition* that such proposed extension shall be used only for additional office, showroom space and toilets and not for excess space for auto repairs; that the proposed openings in building to the used car sales lot may be constructed as proposed with overhead doors; that the vacant plot may be used for the storage of used cars as permitted under Certificate of Occupancy No. Q17457, provided the lot is paved and surrounded by a fence of the chain link type with one entrance only to Far Rockaway boulevard, as indicated, with curb cut opposite; that such opening shall be approximately 10 feet in width and the curb cut opposite of similar width; that no windows shall be erected in the proposed new extension of the building toward the south; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

850-47-BZ

APPLICANT—Henry Nordheim, for Rose Cardone, owner (Lustromatic Laundry, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, a laundrette, for a term of years.

PREMISES AFFECTED—101 Thompson street, west side, 172 ft. 1½ in. south of Prince street (Block 503, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and Myron Krotinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (850-47-BZ)

WHEREAS, Henry Nordheim, for Rose Cardone, owner; Lustromatic Laundry, Inc., lessee, filed October 2, 1947, an application under section 7e of the zoning resolution to permit in a residence use district, a laundrette for a term of years, affecting premises 101 Thompson street, west side, 172 feet, 1½ inches south of Prince street (Block 503, Lot 28), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin, and laid over to February 17, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning

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resolution show that Thompson street is in a residence use, C area and Class 1¼ height district; Prince street is in residence and local retail use, C area and Class 1¼ height districts; and site is in a residence use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 8, 1948, re Amend. to Alt. Applic. 1445-47 reads:

"A1—Proposed Laundrette in a residence district is not legal."

and
WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth on which is located a building 50 ft. front by 84 ft. 9 in. in depth, six stories, 64 ft. in height, of Class 3 construction, used as stores and Class A multiple dwelling; that it is proposed to install twenty self-service washing machines, as approved by the Board under Cal. 136-46-SA; that the office will be used in connection with store and to store supplies for operation of machines; and

WHEREAS, the applicant filed an amended decision of the borough superintendent, dated February 17, 1948, as amended Objection A-1; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof, for a term of ten (10) years, to permit the premises to be occupied as proposed as a laundrette with washing machines of a type approved by the Board; that no other use shall be made of the premises other than washing clothes in such machines; that the rear space shall be occupied only for storage and for office in connection with such laundrette; that no additional laundry work, ironing or any other work in connection therewith shall be done on the premises; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; that any signs installed shall be no greater than the existing signs used on the premises when occupied for store use; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

924-47-BZ

APPLICANT—Lama and Proskauer, for Phil Rush Motor Sales, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use, D area district, the extension of existing building using more than the permitted area, to be used as a motor vehicle repair shop.

PREMISES AFFECTED—103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (924-47-BZ)

WHEREAS, Lama and Proskauer for Phil Rush Motor

Sales, Inc., owner, filed October 3, 1947 an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use D area district, the extension of an existing building using more than the permitted area, to be used as motor vehicle repair shop, affecting premises 103-02 to 104-02 Rockaway boulevard and 108-07 to 108-15 103rd street, southeast corner (Block 9541, Lots 1, 6, 7 and 8), Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin, and laid over to February 17, 1948, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway boulevard and 103rd street are in a business use D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 5, 1947 on Alt. Applic. 1255-47 reads:

"1. The extension of an auto repair shop within a business district is contrary to Article 2, sect. 4 of Zone Resolution.

"3. Proposed addition to existing buildings creates a structure that is in excess of area permitted as per sect. 14c of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 194.5 ft. frontage by 108.17 ft. in depth, irregular, on which is located a building 107.35 ft. by 108.17 ft. in area, one and two stories, 21 ft. in height, of class 3 construction, presently used as an auto showroom, and one family apartment; that it is proposed to build an extension along Rockaway boulevard, 80 ft. 2 in. by 68.36 ft., irregular, one story, 10 ft. in height, of class 3 construction, to house lifts, brake and wheel alignment machine for servicing new and used motor vehicles; and

WHEREAS, the applicant contends that the site was originally in three separate units; that the automobile repair shop was permitted under Alt. 1855-20 for which C. of O. 385 was issued; that the gasoline service station and auto showroom has been in existence prior to the change of zone prohibiting a gasoline service station; that the last permit issued by the Fire Department for gasoline is No. 350677 which expired May 16, 1947 and which has been renewed; that the two story brick building was erected under N. B. 5176-22 and for which C. O. 6179 was issued; that this is not an extension of the gasoline service station as the gasoline alcove will not be enlarged or altered in any manner, shape or form; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7c of the zoning resolution, as to use, and section 7i as to repairing, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 as to extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted on condition* that the extension shall be as proposed and as indicated on revised plans marked "Received February 6, 1948," 2 sheets, on condition that there shall be no openings in the rear wall to the south and any openings in the wall to the east shall be filled with structural glass as approved for exterior walls as indicated; that the space to be left vacant at the east shall be of the area as shown and shall have a wall and gate at the building line and a substantial wooden picket fence not less than 4 ft. high on the easterly line and on the southerly line as indicated; that the space shall be landscaped and maintained in good condition; that otherwise the building shall be constructed as proposed and as indicated and shall not exceed, as to the addition, a height of one story; that the entire premises shall be occupied as an

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agency and service station as proposed for the company dealing in Nash automobiles; that in the service station minor repairs only shall be carried on and greasing and wheel alignment as indicated; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

61-48-BZ

APPLICANT—John J. Gough, for City of New York, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years.

PREMISES AFFECTED—90-37 Parsons boulevard, east side, 100 ft. north of Jamaica avenue (Block 9756, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Milton E. Levine, and H. L. Rappaport.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (61-48-BZ)

WHEREAS, John J. Gough, for the City of New York, owner, filed on January 22, 1948, an application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years, affecting premises 90-37 Parsons boulevard, east side, 100 ft. north of Jamaica avenue (Block 9756, Lot 6), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Parsons boulevard is in retail and business use, B area and class 1½ height districts; Jamaica avenue and the site are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated January 22, 1948 on Alt. Applic. 2959-47 reads:

"1. A parking lot and storage for more than five motor vehicles in a business use district is contrary to Art. 2, sec. 4, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 124 ft. 9 in. frontage by 109 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant plot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that it will provide greatly needed facilities in this neighborhood inasmuch as the premises are in close proximity to transportation and transit lines, enabling automobile owners from the interior to park and proceed by such transit lines to further points; that the premises are situated in a mercantile, theatre and shopping neighborhood, where parking facilities are greatly needed; that it will afford great relief to the traffic in this section to provide such a space for the parking of automobiles and take said cars off the street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case

in which to exercise its discretion under section 7h of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of two years from the date of this resolution, to permit the premises to be occupied as proposed for the parking and storage of more than five motor vehicles, as indicated on plan filed with this application marked "Received January 22, 1948" (2 sheets), *on condition* that the premises shall be leveled substantially to the grade of Parsons boulevard and shall be surfaced with clean gravel, steam cinders or other suitable material, properly rolled and bound so as to provide a reasonably impervious surface and surface drainage; that along the side lot lines and the street line there shall be erected a woven wire fence of the chain link type with anchor steel posts not less than 6 ft. in height except for an entrance not over 25 feet in width with curb cut opposite not exceeding 30 feet in width on Parsons boulevard; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be erected a building at entrance, as indicated, to be used solely for a shelter and office of the attendant; that such building shall not exceed 100 sq. ft. in area and may be of frame, provided the exterior is surfaced with incombustible materials as to walls and roof; that no sign shall be erected on the premises, except there may be one sign not exceeding 15 sq. ft. in area, advertising the storage and parking use, the rates charged and also such information as may be required by the commissioner of licenses; that such sign shall not extend beyond the building line and not illuminated; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that ample aisles shall be maintained at all times for easy ingress and egress; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

538-47-A

APPLICANT—Lama and Proskauer, for Anthony and Joseph Garone, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph E. Garone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A.M., for an inspection by a committee of the Board and decision without further argument.

997-47-A

APPLICANT—David Belson, for N. Y. Dock Co., Inc., owner (Glyco Products Co., Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: David Belson.

For Administration: H. L. Bernstein, Fire Dep't.

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ACTION OF BOARD—Laid over to March 9, 1948 at 10 A.M., for further consideration after applicant has filed revised plans, as per the Board's suggestions.

630-47-A

APPLICANT—Lama and Proskauer, for Sarah Foxson, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (1st floor); (Block 4646, Lot 14), Whitestone, Borough of Queens (Under section 35, General City Law re bed of mapped street—15th avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: George Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (630-47-A)

WHEREAS, Lama and Proskauer, for Sarah Foxson, owner, filed May 28, 1947, an application pursuant to Section 35 of the General City Law, affecting premises 15-06 149th street, southwest corner of 15th avenue (Block 4646, Lot 14), Whitestone, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 16, 1947, on N.B. Applic. 1807-47, reads:

"2. Premises lie within bed of mapped street, secure approval of Board of Standards and Appeals as per Section 35 of General City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 117.51 ft. by 91 ft. 11 in. irregular in area; located in a residence use E area, Class 1/4 height district; improved with a one story office building, measuring 12 ft. by 12 ft. 4 in. and three open grease pits; premises are now occupied as a gasoline service station, office and grease pits, 4 persons; and

WHEREAS, the applicant states that it is now proposed to demolish the existing structure and grease pits and construct a one story masonry building, 60 ft. high; 28 ft. in area for use as an office, lubritorium, auto laundry, brake testing and wheel alignment machine; and

WHEREAS, the applicant contends that the original gas service station was erected under Fire Department Alt. 556-25, calling for a triangular plot 41 ft. on 149th street and 92 ft. on 15th avenue; that a 5 ft. strip of the property on 15th avenue, is to be taken by the city for proposed widening; that the proposed widening area, which comprises the bed of the mapped street will be used for driving over to enter the premises; that no building or pumps or any obstructions will be located on the 5 ft. street widening strip; that it is therefore requested that this application be granted; and

WHEREAS, the Borough President has advised the Board under date of December 12, 1947, that the final map adopted November 18, 1921 shows 15th avenue at a proposed width of 70 ft.; that 15th avenue is not physically improved for its full mapped width and that it is proposed to widen it 5 ft. more or less on the north and south sides; that there is no proceeding now pending nor has there been a proceeding instituted to acquire title to 15th avenue.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1807-47, objection 2, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, on condition that the portion

of 15th avenue as proposed to be widened shall not be built upon or occupied for any use except as permitted by resolution adopted this day under Cal. 568-39-BZ and that the requirements of that resolution as to location of pumps and other items shall be complied with.

Adjourned: 1:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 17, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blue and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

588-40-A

APPLICANT—Laurence C. Troeller, for Department of Public Welfare, City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a term of years).

PREMISES AFFECTED—163 Bradford street, east side, 100 ft. north of Liberty avenue (Block 3691, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Piccirillo, John A. Eggleston and Laurence C. Troeller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (588-40-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 163 Bradford street, east side, 100 ft. north of Liberty avenue (Block 3691, Lot 1), Borough of Brooklyn, was granted by the Board on June 18, 1940, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 18, 1940, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted for a temporary term of five (5) years from the date of this amended resolution . . . and that other than as herein amended, the provisions of the resolution of June 18, 1940 shall be complied with and that a certificate of occupancy shall be obtained."

726-47-A

APPLICANT—Raymond Irrera, for Irene and Harold Witt, owners (Long Island Cabinet Works, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-34 and 39-36 24th street, west side, 150.17 ft. north of 40th avenue (Block 394, Lots 38 and 39), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

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ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (726-47-A)

WHEREAS, Raymond Irrera, for Irene and Harold Witt, owners, (Long Island Cabinet Works, lessee, filed on July 31, 1947, an appeal from a decision of the borough superintendent, affecting premises 39-34 and 39-36 24th street, west side, 150.17 ft. north of 40th avenue (Block 394, Lots 38 and 39), Long Island City, Borough of Queens; and

WHEREAS, the applicant failed to complete the papers in this appeal, although duly notified to do so.

Resolved, that the appeal be and it hereby is *dismissed* for lack of prosecution (Alt. 46-47).

904-47-A

APPLICANT—Department of Public Works, for City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154 Hunterspoint avenue, north side, between 34th and 35th streets (Block 254, Lots 1, 25 and 53), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: William Karas, A. Graham and D. Denitto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn; applicant to file correct drawing with the Department of Housing and Buildings of the hangar as used, for the approval of the Department of Housing and Buildings and also for the approval of the Department of Housing and Buildings as to the method of fastening into the roof slab.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

298-39-A

APPLICANT—Vermilya-Brown Co., for The Corporation of the Brick Presbyterian Church in the City of New York, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-70 East 92nd street, south side, 108 ft. west of Park avenue (Block 1503, Lots 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

687-47-A

APPLICANT—A. F. Winter, for Beach 116th Street Corp., owner (F. W. Woolworth Co., lessee).

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from a decision re an order of the fire commissioner; previously withdrawn.

PREMISES AFFECTED—115-11 to 115-13 Rockaway Beach boulevard, south side, 60 ft. east of Beach 116th street and 192 Beach 116th street (Block 660, Lot 4), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Chester E. Arthus.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

839-47-A

APPLICANT—Robert Gottlieb, for Ruther Leasing Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 2 P.M., for applicant to file revised plans by March 5, 1948.

887-47-A

APPLICANT—John V. Bell, adjoining owner.

OWNERS OF PREMISES—Frank Cravatta and Cataldo Trubia.

SUBJECT—Appeal from a decision of the borough superintendent—re Revocation of alteration application 1649-47.

PREMISES AFFECTED—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John V. Bell, John V. Bell, Jr., Mrs. Marie Bell and Harry Mitchell.

For Opposition: Cataldo Trubia and Morris H. Schneider.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, for study of the records, report and decision by the Board, hearing closed; date for decision to be set.

986-47-A

APPLICANT—Robert A. Shaw, adjoining owner.

OWNERS OF PREMISES—Vincent Pallazzo and Tessie Pallazzo (Jacob Bakst, lessee).

SUBJECT—Appeal from a decision of the borough superintendent—re Revocation of Alt. 983-47.

PREMISES AFFECTED—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Clarence F. Corner.

For Opposition: Jacob Jancourtz.

For Administration: Samuel L. Becker and Julius W. Schneider, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, for report and decision by the Board; date for decision to be set and made public; hearing closed.

1072-47-A

APPLICANT—Cypress Hills Florist, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—824 Jamaica avenue, south side, 87.15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 2 P.M., for inspection by a committee of the Board.

70-48-A

APPLICANT—A. H. Salkowitz, for Breeberg Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23-01 to 23-07 45th road, northeast corner of 23rd street (Block 80, Lots 14 and 15), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz and A. S. Berg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 25, 1948 at 2 P.M., for further consideration.

73-48-A

APPLICANT—Voorhees, Walker, Foley & Smith, for R. H. Macy & Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 2 P.M., for further consideration; applicant to file revised plans.

75-48-A

APPLICANT—Abraham Satlow, for Stahl Soap Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13-17 Forrest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Rochlin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 2 P.M., for an inspection by a committee of the Board and decision.

ZONING APPLICATIONS

209-46-BZ

APPLICANT—Lama & Proskauer, for Camager Corp., owner (Northern Chevrolet, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i and 21 of the zoning resolution, to permit in a business use district, outdoor space for sale of more than five (5) used cars and the use of existing premises for the repair of motor vehicles and showroom.

PREMISES AFFECTED—93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, north-

east corner (Block 1423, Lot 45), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (209-46-BZ)

WHEREAS, Lama and Proskauer, for Camager Corp., owner (Northern Chevrolet, Inc., lessee), filed March 19, 1946, an application under sections 7e and 7i of the zoning resolution, to permit in a business use district, outdoor space for sale of more than five used cars and the use of existing premises for the repair of motor vehicles and show room affecting premises 93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, northwest corner (Block 1423, Lot 45), Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 26, 1946, after due notice by publication in the Bulletin and laid over for date of decision to be determined; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in a business use, C area and Class 1½ height district; Junction boulevard is in a business use, C area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, on Alt. Applic. 382-45 dated March 1, 1946 and amended November 8, 1946, reads:

"1. Proposed outdoor space used for sale of cars located in a business district is contrary to Sec. 4-15 of Zoning Resolution.

2. Use of premises located in a business district for auto repair is contrary to Sec. 4-29 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 151.83 ft. frontage by 156.26 ft. in depth (irregular) on which is located a building 76 ft. front by 156.26 ft. in depth (irregular) 1 story, 15 ft. in height, of Class 3 construction; that it is proposed to include minor repairing and servicing cars, also to install one 550 gallon gasoline storage tank and pump, for owner's use, no gasoline to be sold to the public; and

WHEREAS, the applicant contends that the premises are presently improved with a one story masonry building, irregular in shape measuring 156 ft. 3½ in. on Junction boulevard, 100 ft. on the northerly lot line approximately 76 ft. on Northern boulevard; that this building was constructed under Building Permit 5338-36 as an automobile show room for which Certificate of Occupancy 52820-37 was issued; that the owner intends to include minor repairing and servicing of cars on these premises, also one 550 gallon gasoline storage tank and pump for the owners' use, no gasoline to be sold to the public; that immediately adjoining the building to the north on a plot 100 ft. by 100 ft. there is a used car lot issued under miscellaneous permit 1504-41 for which Certificate of Occupancy 20094 was issued; that adjoining the site to the west there is also a used car lot 100 ft. by 100 ft. granted under permit 1505-41; that this permit covers a plot measuring 175 ft. on Northern boulevard, 100 ft. in depth and for which Certificate of Occupancy 19430 was issued; and

WHEREAS, it appears that the building has been approved as a show room only, with no permit for operating a service station which has been operated since construction without a violation being issued for such unlawful use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

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WHEREAS, the applicant changed the basis of his appeal from sections 7i and 21 to sections 7e and 7i; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions e and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof as to use as a sales car lot, and under section 7i as to the repairing use, to permit the open space on Lot 45 under section 7e as shown on plans filed with this application marked "Received March 19, 1946," four sheets, to be continued for use as an outdoor used car space, *on condition* that there shall be no buildings erected on the premises other than the existing structure for the attendant and the present sign advertising the sale of used cars; that the space shall be surfaced to the satisfaction of the borough superintendent and enclosed in a suitable fence on the street line and side lot line, and to permit the rear portion of the building, formerly approved by the borough superintendent as a showroom throughout, to be occupied for greasing and washing, wheel alignment and minor repairs in connection with the Chevrolet Sales Agency occupying the premises and dealing in new and used cars, and to permit within the building one gasoline pump to be located near the door as shown for emergency supply of gasoline and one (1) 550 gallon tank, provided no sign is erected on the building advertising that gasoline is for sale; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

835-47-BZ

APPLICANT—Burke, Morrison and Green, for E. Koepfel, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to and existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn).

PREMISES AFFECTED—162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke and E. Koepfel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN AND GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (835-47-BZ)

WHEREAS, William J. Burke, for E. Koepfel, Inc., owner, filed August 12, 1947, an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom, new and used cars, servicing of cars and motor vehicle repair shop, affecting premises 162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular

meeting, February 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a business use, C and F area and Class 1 and 1½ height district; 162nd street and the site are in a residence and business use, C and F area and Class 1 and 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 6, 1947, on Alt. Applic. 1920-47, reads:

"1. Proposed extension of an existing auto showroom on premises partially in a business use district and partially in a residence use district, and to be used for an auto showroom (new and used cars) and motor vehicle repair shop is contrary to Art. II, sec. 4a, sub. 29 and Art. II, sec. 3, B.Z.R.

2. Proposed extension exceeds allowable area in a C area district and is contrary to Art. IV, sec. 13b, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 157.53 ft. frontage by 131.64 ft. in depth (irregular) on which is located a one story masonry structure 82 ft. front by 94 ft. 6 in. in depth, used as an automobile showroom, automobile repairs and servicing; that it is proposed to add to the existing structure towards the west, by erecting a one story structure which will be 75 ft. front by 101.64 ft. in depth, (irregular) one story (13 ft. 6 in.) in height, to be used as an automobile showroom, servicing of cars and motor vehicle repair shop; that it is proposed to remove a portion of the west wall, to create three openings each 8 ft. by 10 ft., provided with fire doors; and

WHEREAS, the applicant contends that the proposed allowable area in a "C" zone for this site is 4500 sq. ft.; that the proposed structure covers 7500 sq. ft. which exceeds the allowable area; that Hillside avenue is a main thoroughfare and there are numerous automobile showrooms and used car sales lots on the avenue; that the present structure to the east occupies 100% area of the lot; that the stores to the east, Block 9771, Lots 27, 28, 29 and 30 all exceed the allowable area in a "C" area district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a complete hearing was held on this application February 3, 1948 and at the end of the hearing, the applicant requested that the application be withdrawn for correction and that the application was withdrawn without prejudice; the applicant now requests that the matter be restored to the calendar for decision on the presentation as made on February 3, 1948; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7c of the zoning resolution as to extension of use, 7i as to repairing, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to the extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c as to extension of use, 7i as to the repair shop and 21 as to extension of area, to permit the extension of the existing building as proposed and as indicated on plans filed with this appeal, marked "Received August 12, 1947," two sheets, and "December 12, 1947," one sheet, *on condition* that the building shall not be more than one (1) story in height as proposed; that the rear yard shall be paved; that a suitable wall shall be constructed in the yard along the rear and side lot lines; that the rear yard shall be left vacant; that the repair work shall be by hand tools only in connection with the sales agency dealing in Chrysler cars; that one (1) gasoline pump may be installed within the building as proposed and as shown with not over one (1) 550 gallon tank for emergency use; that in addition

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to the existing 15 ft. curb cut, a 28 ft. curb cut may be installed in front of the proposed entrances as shown on such plans; that the sidewalk in front of the premises and the curbing shall be restored to the satisfaction of the Borough President; that new doors connecting the existing building to the proposed extension may be constructed, provided such openings are protected with fire doors complying with the requirements of the Building Code therefor; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

222-34-BZ

APPLICANT—Stanley H. Klein, for Keva Skodnick, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the commissioner of buildings) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a term of years.

PREMISES AFFECTED—254-02 Hillside avenue, southeast corner of Little Neck parkway (Block 4523, Lot 51), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (222-34-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for a term of ten (10) years, affecting premises 254-02 Hillside avenue, southeast corner of Little Neck parkway (Block 4523, Lot 51), Floral Park, Borough of Queens, was granted by the Board, on June 25, 1935, on certain conditions; and

WHEREAS, the resolution was amended and plans approved on March 15, 1938 and the resolution was further amended on January 4, 1939; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 25, 1935, as amended March 15, 1938 and January 4, 1939, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7f for a term of ten (10) years from the date of this amended resolution, on condition . . . and that other than as herein amended, the resolutions above stated shall be complied with in all respects; that certificate of occupancy shall be obtained (Plan No. 1149-34)."

92-36-BZ

APPLICANT—Philip Freshman, for All Continent Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously

granted on condition under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—109-131 West 50th street, north side and 110-130 West 51st street, south side, 105 ft. west of 6th avenue (Block 1003, Lot 40, formerly Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (92-36-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 109-131 West 50th street, north side, and 110-130 West 51st street, south side, 105 ft. west of Sixth avenue (Block 1003, Lot 40, formerly Lot 17), Borough of Manhattan, was granted by the Board July 14, 1936, on certain conditions; and

WHEREAS, the resolution was amended on April 27, 1937, February 20, 1940, October 8, 1940, September 23, 1941 and May 11, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended on March 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 14, 1936 as amended through March 5, 1946 only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years, from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, on condition . . . ; and that other than as herein amended, the resolution of July 14, 1936 as amended through March 5, 1946 shall be complied with in all respects; that a new certificate of occupancy shall be obtained."

151-37-BZ

APPLICANT—Wilkes Parking Station, for South Brooklyn Railway Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—365-373 Ralph avenue, northeast corner of Pacific street (Block 1431, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Walter D. Wilkes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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THE RESOLUTION (151-37-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 365-373 Ralph avenue, northeast corner of Pacific street (Block 1431, Lot 1), Borough of Brooklyn, was granted by the Board on March 11, 1938, on certain conditions and the term of variance extended from time to time and last extended February 13, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 11, 1938 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of more than five (5) motor vehicles, *on condition* . . . ; and that other than as herein amended the conditions of the resolution of March 11, 1938 shall be complied with; that a certificate of occupancy shall be obtained."

315-38-BZ

APPLICANT—DeForest and Elder, for The Presbyterian Hospital in the City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—601 West 165th street, northwest corner of Broadway (Block 2138, part of Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Duncan Elder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (315-38-BZ)

WHEREAS, this application, under sections 7h and 21 of the zoning resolution, permitting partly in a residence use district and partly in a business use district the parking of more than five motor vehicles, affecting premises 601 West 165th street, northwest corner of Broadway (Block 2138, part of Lot 40), Borough of Manhattan, was granted by the Board June 28, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 26, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 28, 1938 as amended through February 26, 1946 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit the portion of Lot 40 to be occupied for the parking and storage of more than five (5) motor vehicles *on condition* . . . and that other than as herein amended the conditions of the resolution of June 28, 1938 shall

be complied with; that a certificate of occupancy shall be obtained."

931-38-BZ

APPLICANT—Henry Nordheim, for Antonio DePunte, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the storage of not over eight (8) motor vehicles, for a temporary term.

PREMISES AFFECTED—252 East 203rd street, south side, 72.84 ft. east of Valentine avenue (Block 3308, Lots 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (931-38-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, for a term of two years, the storage of more than three (3) motor vehicles, affecting premises 252 East 203rd street, south side, 72.84 ft. east of Valentine avenue (Block 3308, Lots 50 and 51), Borough of The Bronx, was granted by the Board May 23, 1939, on certain conditions; and

WHEREAS, under section 7f of the zoning resolution, the term of variance was extended on May 6, 1941, June 22, 1943 and June 12, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 23, 1939 as amended through June 12, 1945 only in so far as it has reference to the temporary term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7f for a temporary term of two (2) years from the date of this amended resolution, to permit the storage of not over eight (8) motor vehicles within the existing garages . . . that no parking shall be carried on elsewhere on the premises; that other than as herein amended, the conditions of the resolution of May 23, 1939 shall be complied with; that a certificate of occupancy shall be obtained."

37-41-BZ

APPLICANT—Henry Nordheim, for Ardea Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—3349-3359 Webster avenue, west side, 176.98 ft. south of Gun Hill road (Block 3355, Lot 126), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

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THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (37-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 3349-3359 Webster avenue, west side, 176.98 ft. south of Gun Hill road (Block 3355, Lot 126), Borough of The Bronx, was granted by the Board on October 7, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on February 19, 1946, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 7, 1941 as amended through February 19, 1946 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein amended, the provisions of the resolution of October 7, 1941 shall be complied with in all respects; that a certificate of occupancy shall be obtained."

426-41-BZ

APPLICANT—DeForest and Elder, for The Presbyterian Hospital, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—125 Fort Washington avenue, west side, 204 ft. north of West 163rd street and 660 West 165th street (Block 2136, part of Lot 235), Borough of Manhattan.

APPEARANCES—

For Applicant: Duncan Elder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (426-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles (owned by the staff or employees of the Presbyterian Hospital), affecting premises 125 Fort Washington avenue, west side, 204 ft. north of West 163rd street and 660 West 165th street (Block 2136, part of Lot 235), Borough of Manhattan, was granted by the Board on July 8, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on July 11, 1944 and February 26, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 8, 1941 as amended through February 26, 1946 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied as a transient parking space for doctors and employees of the Medical Center, . . . and that other than as herein amended, the provisions of the resolution of July 8, 1941 shall be complied with and that a certificate of occupancy shall be obtained."

698-41-BZ

APPLICANT—Hyman Thau, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—157 Beach 61st street, southwest corner of Larkin avenue (Block 354, Lot 47), Arverne, Borough of Queens.

APPEARANCES—

For Applicant—Hyman Thau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (698-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 157 Beach 61st street, southwest corner of Larkin avenue (Block 354, Lot 47), Arverne, Borough of Queens, was granted by the Board on April 28, 1942, on certain conditions and time extended on November 4, 1942; and

WHEREAS, the term of variance was extended on February 29, 1944 and March 5, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 28, 1942 as amended through March 5, 1946 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein amended the provisions of the resolution of April 28, 1942 shall be complied with; that a certificate of occupancy shall be obtained." (Misc. Applic. 6129-41).

775-41-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—80-01 41st avenue, north side, from 80th to 81st streets, 40-43 80th street and 40-42 81st street (Block 1491, Lots 21 and 24), Elmhurst, Borough of Queens.

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APPEARANCES—

For Applicant: Harold J. Hughes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (775-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 80-01 41st avenue, north side, from 80th to 81st streets, 40-43 80th street and 40-42 81st street (Block 1491, parts of Lots 21 and 24), Elmhurst, Borough of Queens, was granted by the Board on November 18, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on March 14, 1944 and February 26, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 18, 1941 as amended through February 26, 1946 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, on condition . . . and that other than as herein amended, the conditions of the resolution of November 18, 1941 shall be complied with in all respects; that a certificate of occupancy shall be obtained (Misc. Applic. No. 6187-41)."

442-42-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station.

PREMISES AFFECTED—2001-2011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6422, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (442-42-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station, affecting premises 2001-2011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6442, Lot 5), Borough of Brooklyn, was granted by the Board on September 29, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 18, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted September 29, 1942, by adding thereto:

" . . . that the size and arrangement of accessory building may be in accordance with revised plans, marked 'Received February 3, 1948' (4 sheets) in substitution for the plans as previously referred to in the resolution, on condition that in all other respects the requirements of the resolution adopted September 29, 1942, shall be complied with; and that the location of the four 1,000 gallon gasoline tanks as permitted under Cal. 708-42-A may be located as shown on such amended plans."

556-47-BZ

APPLICANT—Joseph B. Lynch, for Camager Corp, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop in conjunction with the sale, storage and display of more than five new and used motor vehicles.

PREMISES AFFECTED—91-01 Northern boulevard, north side, from 91st to 92nd streets (Block 1421, Lots 40 and 49), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (556-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop in conjunction with the sale, display and storage of more than five (5) new and used motor vehicles, affecting premises 91-01 Northern boulevard, north side, from 91st to 92nd streets (Block 1421, Lots 40 and 49), Jackson Heights, Borough of Queens, was granted by the Board on July 22, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend its resolution adopted July 22, 1947, by adding thereto:

" . . . that in the event the owner desires to construct a building without cellar, except for heating boiler, as indicated on revised plans, marked 'Received February 3, 1948' (6 sheets), such changes as indicated thereon, marked 'proposed conditions' may be substituted for the work shown on plans referred to in the resolution adopted July 22, 1947, on condition that in all other respects the resolution adopted July 22, 1947, shall be complied with (N.B. Applic. 1437-47)."

479-39-BZ

APPLICANT—DePace and Juster, for Board of Transportation, City of New York, owner.

SUBJECT—Application for consideration—reopening on new proposal—re Application (decision of the bor-

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ough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied).

PREMISES AFFECTED—167-177 Essex street, west side, 100 ft. south of East Houston street, 167-177 Essex street and 192 Ludlow street, southeast corner of East Houston street (Block 412, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Juster and Leonard Haskel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

255-40-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory store, office and waitingroom, lubritorium, auto laundry, brake testing, wheel alignment and minor repairs.

PREMISES AFFECTED—94-01 to 94-09 81st street, east side, from Atlantic avenue to Rockaway boulevard, 81-02 to 81-10 Atlantic avenue and 81-05 to 81-15 Rockaway boulevard (Block 9009, part of Lot 1), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

972-41-BZ

APPLICANT—Lama and Proskauer, for Edward Sherman Supply Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting the extension from a business use district into a residence use district, of a business use and also, the use of portion of a rear yard located partly in a residence use district as ingress and egress to part of the said proposed business use.

PREMISES AFFECTED—116-01 to 116-13 Merrick boulevard (road) southeast corner of 116th avenue (Block 3108, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on March 16, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

116-44-BZ

APPLICANT—Herman Kron and Son, for Bessie and Sol Deutch, owners.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the inclusion of a motor vehicle repair shop in an existing garage for more than five motor vehicles and showroom (previously withdrawn).

PREMISES AFFECTED—337-339 Roebeling street, east side, 61.9 ft. north of Division avenue (Block 2149, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

767-47-BZ

APPLICANT—Kitzler and Nurick, for Jack Resnicoff, owner.

SUBJECT—Application for consideration—reopening and rehearing—new proposal—re Application (decision of the borough superintendent) previously denied under section 21 of the zoning resolution, to permit in a residence use, F area district, a building (two-family dwelling), without the required setback.

PREMISES AFFECTED—404 Beach 132nd street, and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

463-47-BZ

APPLICANT—Lama and Proskauer, for Clarence H. Loeb, owner, Hyman Isaacs, lessee.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—462-498 Park place, south side, 350 ft. west of Classon avenue (Block 1167, Lots 18, 23, 24, 25, 28, 29 and 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, no date set; for an inspection by a committee of the Board.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

175-38-SA

APPLICANT—George E. Teasdale, owner.

SUBJECT—Teasdale & Edwards Incinerator Dust Extractor, approval of.

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APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (175-38-SA)

WHEREAS, George E. Teasdale, owner, filed on March 15, 1938, an application with the Board of Standards and Appeals for approval of the appliance known as the Teasdale & Edwards Incinerator Dust Extractor; and

WHEREAS, this appliance was approved by the Board on April 12, 1938 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on February 4, 1941; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

493-38-SA

APPLICANT—Prentiss-Wabers Products Company, owner.

SUBJECT—Application reopened September 10, 1940—re amendment of resolution to include approval of additional models—re Preway Oil Burning Circulating and Radiant Heaters, Standard Models No. 958-P, 960P and 963P and DeLuxe Models No. 970P and 973P, also to include Preway Oil Burning Circulating Heater, Models No. 4208, 4210, 4213, 4230, 4233, Coronado, Models 2P-4208, 2P-4210 and Air-O-Flame Models No. 155.79201, 155.79301 and 155.79306 (Pot-Type Circulating Heater), approval of.

APPEARANCES—

For Applicant: I. Entin.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (493-38-SA)

WHEREAS, George R. Darche, applicant for Prentiss-Wabers Products Co., owner, filed on June 15, 1938, an application with the Board of Standards and Appeals for approval of the appliance known as Prentiss-Wabers Oil Burning Space Heaters, Models 906P, 907P, 300P, 918P, 920P, 930P and 933P; and

WHEREAS, this appliance was approved by the Board on November 1, 1938 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on September 10, 1940; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

201-39-SA

APPLICANT—Carrier Corp., owner.

SUBJECT—Application reopened January 20, 1942—re Carrier Home Weathermaker, Model 58D2 (previously approved re Models 58C3 and 58C4).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (201-39-SA)

WHEREAS, Carrier Corporation, owner, filed on February 21, 1939, an application with the Board of Standards and Appeals for approval of the appliance known as the Carrier Direct Fired Gas Burner Unit, Model 58C3; and

WHEREAS, this appliance was approved by the Board on April 25, 1939 on certain conditions; and

WHEREAS, the resolution was amended to include Model 58C4 on December 31, 1940 and the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1942; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

559-39-SA

APPLICANT—Westinghouse E. and M. Company, owner.

SUBJECT—Application reopened December 19, 1939—re Westinghouse Spiralaire Oil Burner Model K-1 (previously approved re Westinghouse Spiralaire Oil Burner, Model J).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (559-39-SA)

WHEREAS, Westinghouse E. & M. Co., owner, filed on May 3, 1939, an application with the Board of Standards and Appeals for approval of the appliance known as Westinghouse Oil Burner; and

WHEREAS, this appliance was approved by the Board on June 7, 1939 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on December 19, 1939; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

996-39-SM

APPLICANT—Ketchum & Co., Agent for The Claycraft Co., Inc., owner.

SUBJECT—"Vitrigranite" Glazed Face Brick, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (996-39-SM)

WHEREAS, Ketchum & Co., Inc., owner, filed on July 26, 1939, an application for approval of their material known as their Vitrigranite Glazed Face Brick; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

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997-39-SM

APPLICANT—Ketcham and Co., Inc., Agent for The Claycraft Co., Inc., owner.

SUBJECT—Shawnee Facing Monotile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (997-39-SM)

WHEREAS, Ketcham & Co., Inc., owner, filed on July 26, 1939, an application for approval of their material known as their Shawnee Facing Monotile; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

1031-39-SM

APPLICANT—The Wait Associates, Inc., for Century Cement Mfg. Company, Inc., owner.

SUBJECT—Snyder's Rosendale Cement, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1031-39-SM)

WHEREAS, The Wait Associate, Inc., applicant for Century Cement Mfg. Co., Inc., owner, filed on August 10, 1939, an application for approval of their material known as Snyders Rosendale Cement; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

1085-39-SA

APPLICANT—Automatic Gas Range Igniter Co., owner.

SUBJECT—Automatic Gas Range Igniter Co. Automatic Lighter, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1085-39-SA)

WHEREAS, Automatic Gas Range Igniter Co., owner, filed on August 31, 1939, an application for approval of their appliance known as their Automatic Lighter; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

250-39-SA

APPLICANT—Saylor-Beall Mfg. Co., owner.

SUBJECT—Saylor-Beall Compressors and Spray Equipment, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1250-39-SA)

WHEREAS, Saylor-Beall Mfg. Co., owner, filed on October 10, 1939, an application for approval of their appliance known as Saylor-Beall Compressors and Spray Equipment; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

1269-39-SM

APPLICANT—Joseph Cogliano, owner.

SUBJECT—Cogliano & Co., Solid Concrete or Cement Blocks and Hollow Concrete or Cement Blocks, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1269-39-SM)

WHEREAS, Joseph Cogliano, owner, filed on October 16, 1939, an application for approval of their material known as Cogliano & Co., Solid Concrete or Cement Blocks and Hollow Concrete or Cement Blocks; and

WHEREAS, the applicant failed to complete this case although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

1090-39-SM

APPLICANT—Atlantic Poured Stone & Block Co., owner.

SUBJECT—Atlantic Poured Concrete Blocks, approval of.

APPEARANCES—

For Applicant: Alexander Timm and Percy F. Mallett.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

GENERAL RESOLUTION

1464-39-GR

APPLICANT—Emil Fichter.

SUBJECT—Application for consideration—reopening and amendment of General Resolution—re Approval of Inspection Agencies under rules adopted by the Board under Cal. No. 1139-39-SR addition of the inspection agency, Emil Fichter.

APPEARANCES—

For Applicant: Emil Fichter.

ACTION OF BOARD—General resolution reopened for report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

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* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 9, 1948, as they appeared in Bulletin No. 2, Vol. 33, are hereby corrected to read as follows:

978-41-SM

APPLICANT—Trageser Copper Works, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional size re Trageser 275 Gallon Basement Obround Fuel Oil Tank (previously approved).

APPEARANCES—

For Applicant: Alexander Visnick.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4
Negative 0

THE RESOLUTION (978-41-SM)

WHEREAS, The Trageser Copper Works, owner, filed on November 13, 1941, an application with the Board of Standards and Appeals for approval of the material known as the Trageser 275 Gallon Basement Obround Fuel Oil Tank; and

WHEREAS, this material was approved by the Board on May 19, 1942, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 19, 1942, by adding thereto:

“... that a tank, indicated on drawing as No. TA175, marked ‘Received December 12, 1947’ and having dimensions 60" x 44" x 26" may also be deemed approved under this resolution, *on condition* that the requirements of the resolution and the Oil Burner Rules of the Board shall be complied with.”

* Correction—The size of the tank changed from 40" x 44" x 26" to 60" x 44" x 26".

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That all the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be necessary for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 9

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Rules Directory.

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Minutes of Regular Meeting, Wednesday Afternoon, February 25, 1948. Affecting Calendar Numbers 70-48-A, 47-26-S, 454-32-A, 106-48-A, 488-47-A, 971-47-A, 267-16-BZ, 263-19-BZ, 1481-22-BZ, 216-29-BZ, 53-31-BZ, 528-40-BZ, 772-41-BZ, 260-42-BZ, 220-44-BZ, 789-45-BZ, 527-46-BZ, 904-46-BZ, 317-47-BZ, 253-23-BZ, 308-37-BZ and 334-44-BZ.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to February 24, 1948

Cal. No. Dept. Premises Affected
137-48-A—F.D.—North side of Atlantic avenue, 680 ft. east of 121st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens, Decision re 3414-LC.

138-48-A—H.B.Bx.—West side of Arlington avenue, 208.36 ft. north of West 252nd street and north side of West 252nd street, from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re buildings not fronting on legally mapped street), N.B. 88-48, 89-48, 100-48, 101-48, 102-48 and N.B. 103-48.

139-48-SA—R.C. Mahon Paint Drying Oven, Appliance.

140-48-SA—R. C. Mahon Gas Air Heating System, Appliance.

141-48-A—F.D.—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2094, Lot 1), Borough of Brooklyn, 21231-LF and Decision.

142-48-BZ—H.B.Q.—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens, N.B. 7363-47.

143-48-BZ—H.B.Q.—83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway (Block 6862, Lot 328), Jamaica, Borough of Queens, N.B. 5305-47.

144-48-BZ—H.B.M.—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan, Amendment to N.B. 247-47.

145-48-A—H.B.Q.—56-30 to 56-40 194th street, northwest corner of Underhill avenue, 192-06 to 192-14 56th avenue, southeast corner of 192nd street, 192-17 to 192-37 Underhill avenue, north side, 147 ft. west of 194th street and 147 ft. east of 192nd street (Block 5678, Lots 34, 37, 40, 2, 5, 7, 42, 44, 46, 48 and 50), Flushing, Borough of Queens, N.B. 7232-47 to N.B. 7243-47, inclusive.

146-48-A—H.B.Bx.—5525-5575 Riverdale avenue and 580 West 256th street, southwest corner (Block 3425, Lots 430 and 460), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Netherland avenue), N.B. 781-47 and 782-47.

147-48-A—H.B.M.—223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (37th floor); (Block 1315, Lot 24), Borough of Manhattan, Amendment to F.P. 239-48.

148-48-A—F.D.—23-10 43rd avenue, south side, from 23rd to 24th streets (entire block); basement and 4th floors (Block 436, Lot 20), Long Island City, Borough of Queens, 12418-LC.

149-48-SM—B. and L. Welding Co., 275 Gallon Standard Fuel Oil Tank with Flanged and Dished Heads, manufactured by B. and L. Welding Co., Material.

150-48-SA—Shafco Hanging Oil-fired Unit Heater (for use in gas stations, garages, etc.) Appliance.

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47-26-S—H.B.M.—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor); (Block 868, Lot 7), Borough of Manhattan, Alt. 36-48.

454-32-A—H.B.B.—22-32 East 16th street (Buckingham road), west side, 172 ft. 8¼ in. south of Caton avenue (Block 5076, Lot 14), Borough of Brooklyn, Alt. 1755-44 and Alt. 1756-44.

308-37-BZ—H.B.Bx.—696 East 149th street and 538 Trinity avenue, southeast corner (Block 2557, Lot 96), Borough of The Bronx, Amendment to Alt. 698-47.

334-44-BZ—H.B.B.—398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn, Amendment to Alt. 2671-45.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

760-41-BZ—Application of William I. Hohausser, applicant, on behalf of Arthur Enterprises Inc., owner, reopened October 21, 1947, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than the area permitted, with show windows more than permitted distance from intersection, and without the required rear yard; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

357-47-BZ—Application, October 2, 1947, under section 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee), to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

351-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

07-46-BZ—Application, June 4, 1946, under sections 7a and 21 of the zoning resolution, of E. Richard Crino,

applicant, on behalf of Pasquale and Domenica Palomba and Santa Maimone, owners, to permit in a residence use district, the change in occupancy from stores and apartments to factory use; premises 712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

327-27-BZ—Application of Harry A. Yarish, applicant, on behalf of Howard Motor Sales Corp., owner, reopened November 18, 1947, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area; premises 741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

756-47-BZ—Application, August 18, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Estate of John H. Brauer, owner, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

796-47-A—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Smith street).

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

201-27-BZ—Application of Lama and Proskauer, applicants, on behalf of L. R. Realty Co., Inc., owner, reopened November 5, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles); premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

913-38-BZ—Application of Soontup and Rapson, applicants, on behalf of Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee), reopened April 22, 1947, under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board for the parking and storage of more than five (5) motor vehicles); premises 80-12 Kew Gardens road, south side, between 80th road and Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville

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avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

311-47-BZ—Application, April 1, 1947, under section 7h and Section 60 of the Multiple Dwelling Law, of Nathaniel C. Saxe, applicant, on behalf of David Koss, owner (Harry Nemuth, lessee), to permit in a residence use district, the parking of more than five (5) motor vehicles for patrons of hotel, no fee to be charged; premises 134 Beach 114th street, northeast corner of Ocean Promenade (Block 658, part of Lot 46), Rockaway Beach, Borough Queens.

572-47-BZ—Application, June 11, 1947, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Cortsmith Realty Corp., owner, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores; premises 235-245 Kings Highway, 1701 West 9th street, northwest corner, and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn.

894-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Koch & Wagner, applicants, on behalf of Bay Ridge Savings and Loan Association, owner, to permit in a business use, C area district, the extension to existing building, using more than the area permitted; premises 7511 5th avenue, east side, 85 ft. 9 in. south of Bay Ridge parkway (Block 5942, Lot 6), Borough of Brooklyn.

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

1-48-BZ—Application, January 2, 1948, under sections 7b, 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners; A. & F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, sub-lessee, to permit in a residence and business use, C area district, the extension of the first floor of existing building for commercial use, (cafeteria-dining room), using more than the area permitted and without the required legal rear yard; premises 875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6, inclusive), Borough of Brooklyn.

28-48-BZ—Application, January 6, 1948, under section 7e of the zoning resolution, of H. M. Cole, applicant, on behalf of Motorla-New York Inc. owner, to permit in a residence use district, the change in occupancy from factory, showroom and storage (previously granted by the Board—expired) to showroom, offices, shipping television and radio repairs, for a period of ten (10) years; premises 146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

116-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Alexander D. Crosett, applicant, on behalf of News Syndicate Co., owner, to permit in a business and unrestricted use, B area district, and class 1½ height district, the proposed addition of the 10th and 11th floors to the existing building, without the required setbacks; premises 223-247 East 41st street, 767-

773 2nd avenue, northwest corner and 216-224 East 42nd street (Block 1315, Lot 24), Borough of Manhattan.

1011-47-A—34-15 Bradley avenue and 51-46 35th street, northeast corner (Block 306, Lots 3 and 47), Long Island City, Borough of Queens.

147-48-A—223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (37th floor); (Block 1315, Lot 24), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 2, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

73-48-A—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn.

1073-47-A—37-11 47th avenue, north side, from 37th to 38th streets (Block 224, Lots 1-5 and 55-59), Long Island City, Borough of Queens.

1112-47-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (1st floor); (Block 142, Lot 23), Staten Island, Borough of Richmond.

9-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

20-48-A—2967-2969 West 33rd street, east side, 93 ft. 5½ in. north of Surf avenue (Block 7048, Lot 56), Borough of Brooklyn.

11-48-A—135-32 38th avenue, southwest corner of Main street (Block 4975, Lot 1), Flushing, Borough of Queens.

37-48-A—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn.

42-48-A—56-39 to 56-43 194th street, east side, 383.06 ft. south of 56th avenue and 194-03 to 194-07 58th avenue (Block 5681, Lots 37, 39, 42 and 44); 58-12 to 58-24 196th street and 194-33 to 194-49 Underhill avenue, northwest corner, 195-02 to 195-10 58th avenue, southeast corner of Underhill avenue (Block 5701, Lots 3, 5, 7, 9, 20, 23, 26 and 30), and 58-23 to 58-31 196th street, east side, 201.56 ft. south of 56th avenue (Block 5702, Lots 31, 33 and 35), Bayside, Borough of Queens.

44-48-A—230 West 13th street, south side, 132 ft. 6 in. east of Greenwich avenue (1st floor); (Block 617, Lot 40), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

96-48-A—87-04 164th street, southwest corner of Highland avenue (Block 9772, Lot 54), Jamaica, Borough of Queens.

134-48-A—311 Schermerhorn street, north side, 40 ft. west of Nevins street (Block 166, Lot 42), Borough of Brooklyn.

157-48-A—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street (Block 10092, Lot 3), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

602-47-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of Ruth Goldner, owner (Warwick Laboratories, lessee), reopened November 5, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

720-47-BZ—Application, July 29, 1947, under sections 7f and 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Henry M. Meyer, owner, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium; premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

935-47-BZ—Application, October 24, 1947, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mildred Burstein, owner, to permit in a residence use, F area district, the erection of a building without the required setback; premises 209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43 (formerly Lot 41), Queens Village, Borough of Queens.

1063-47-BZ—Application, December 12, 1947, under sections 7f and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Bounding Home Corp., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

2-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Monogram Realty Company, owner, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

431-47-BZ—Application, March 18, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Good Will Steam Laundry, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a business building, using more than the permitted area; premises 56 Grafton street, west side, 340 ft. 5 in. north of Sutter avenue (Block 3512, Lot 73), Borough of Brooklyn.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, ap-

plicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

103-37-BZ—Application of Henry C. Brucker, applicant, on behalf of Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee), reopened March 16, 1943, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board); premises 61-10 to 61-18 (2514-2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

290-45-BZ—Application of Emanuel M. Glick, applicant, on behalf of Jacob and Sylvia Duel, owners, reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles (previously denied by the Board); premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

346-47-BZ—Application, April 11, 1947, under sections 7f and 7i of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owners, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

514-47-BZ—Application, May 17, 1947, under sections 7b and 21 of the zoning resolution, of Ervin Palmer, applicant, on behalf of Harry Field, owner, to permit in a residence and local retail use, B area district, the erection and maintenance of a building to be used as a loading space, office, showroom, stockroom, store and shop without the required rear yard; premises 645 East 12th street, north side, 83 ft. west of Avenue C (Block 395, Lot 39), Borough of Manhattan.

515-47-BZ—Application, May 17, 1947, under sections 7b and 21 of the zoning resolution, of Ervin Palmer, applicant, on behalf of Harry Field, owner, to permit in a residence and local retail use, B area district, the erection and maintenance of a building for truck terminal, stockroom and the parking of four (4) trucks, without the required rear yard; premises 646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

901-47-A—646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

793-47-BZ—Application, September 2, 1947, under sections 7e and 7f of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Margaret A. Pitbladdo,

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owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, office, auto laundry and lubritorium; premises 10-16 Caton avenue and 7-17 Dahill road, southeast corner (Block 5323, Lots 1 and 2), Borough of Brooklyn.

1039-47-BZ—Application, December 8, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Metropolitan Bakery, Inc., owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 40-41 Westchester Square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

1097-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of Congregation Hope of Israel, owner, to permit in a residence use, B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue, classrooms and gymnasium; premises 841-843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx.

1038-47-BZ—Application, December 4, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Admirable Realty Corp., owner, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using more than the area permitted; premises 55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

1110-47-SM—Pomco 2" Fuel Oil Fill Box (Fill Pipe Terminal).

965-47-SA—Blackstone Automatic Washer, Model 150.

HARRIS H. MURDOCK, *Chairman*.

MARCH 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 9, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

1048-47-A—431 7th avenue, east side, 74 ft. ¾ in. south of West 34th street (Block 809, Lot 82), Borough of Manhattan.

1072-47-A—824 Jamaica avenue, south side, 87-15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

839-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

75-48-A—13-17 Forrest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn.

23-48-A—99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

24-48-A—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills,

Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

25-48-A—99-20 Metropolitan avenue, southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 16, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

537-47-BZ—Application, May 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony and Joseph Garone, owners, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced; premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

684-47-BZ—Application, July 11, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium; premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

979-47-BZ—Application, November 6, 1947, under section 7i of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Herman Lieberman, owner, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop; premises 488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York,

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Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

938-47-BZ—Application, October 28, 1947, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony Ferrant, owner, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted area; premises 2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

1033-47-BZ—Application, December 5, 1947, under section 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Undel Realty Corp., owner, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted; premises 1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

19-48-BZ—Application, January 7, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Sokoloff, owner, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area; premises 117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

34-35-BZ—Application of Irving M. Fenichel, applicant, on behalf of Ken-Isle Inc., owner (Kent Stores, Inc., lessee), reopened February 3, 1948, under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the proposed extension to existing dry cleaning plant and fur vaults; premises 17-05 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4732, Lot 9, Block 4746, Lot 1, Block 4729, Lot 46 and Block 4747, Lot 1), Whitestone, Borough of Queens.

972-41-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward Sherman Supply Co., owner, reopened February 17, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7c of the zoning resolution, permitting the extension from a business use

district, and, also the use of a portion of a rear yard located partly in a residence use district, as ingress and egress to part of the said proposed business use; premises 116-01 to 116-13 Merrick boulevard (road), southeast corner of 116th avenue (Block 3108, Lot 1), St. Albans, Borough of Queens.

705-44-BZ—Application of Samuel Roth and Herman Kron, applicants, on behalf of Van Owners Purchasing Bureau, Inc., owner, reopened December 9, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied by the Board); premises 162-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

1231-40-BZ—Application of Henry Nordheim, applicant, on behalf of Angelina De Roma, owner, reopened May 6, 1947, under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station; premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

50-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

806-47-BZ—Application, August 20, 1947, under section 7e of the zoning resolution, of Randolph M. Smith, applicant, on behalf of Cleve F. O'Dell, owner, to permit in a residence use district, the change in occupancy from two family dwelling, to two family dwelling and hair dressing parlor; premises 175-20 109th avenue, southwest corner of 176th street (Block 10267, Lot 39), Jamaica, Borough of Queens.

1010-47-BZ—Application, November 25, 1947, under sections 7f and 7i of the zoning resolution, of Raymond Irrera, applicant, on behalf of Helen J. Edgar, owner (Dominick Mustello, lessee), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and garage for five motor vehicles; premises 30-11 to 30-17 37th avenue and 36-48 to 36-60 31st street, northwest corner (Block 599, Lot 1), Long Island City, Borough of Queens.

1053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

1103-47-BZ—Application, December 23, 1947, under section 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf of Herman Applebaum, owner, to permit in a business and business-1 use, C and D area district, the extension to existing building, using more than the area permitted; premises 174 Richmond avenue, west side, 27.5 ft. north of Harrison avenue (Block 1077, Lots 52 and 72), Port Richmond, Borough of Richmond.

1111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavalieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and

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maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

1113-47-BZ—Application, December 30, 1947, under section 7e of the zoning resolution, of Oswald Fischer, applicant, on behalf of Stapleton and Schneider, Inc., owners (Motor Sales, Inc., lessee), to permit in a business use district, the sale and display of more than five motor vehicles; premises 74-15 Northern boulevard, north side, 50 ft. west of 75th street (Block 1170, Lot 45), Jackson Heights, Borough of Queens.

65-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{4}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27, Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

180-46-SM—American Welded Wire Fabric (for concrete reinforcement).

429-47-SA—Scanlon-Morris A 420 Pressure Autoclave; Scanlon-Morris, A 410 Pressure Water Sterilizer and Scanlon-Morris A 434 to A 438 Nonpressure Instrument Sterilizer.

1169-38-SM—Kimsul Insulation (improved); (reopened January 9, 1948 re amendment of resolution).

918-22-SA—National Radiator Oil Burner, Series R (reopened January 20, 1948 re amendment of resolution).

682-44-SM—Kilnoise Acoustical Plaster.

55-47-SM—Kohler Chromium Plated Brass Sink Lavatory or Bath Trap, additional model (reopened January 20, 1948).

98-47-SM—Flamecote (flameproofing compound).

99-47-SM—Flamefoil (Canvas).

504-47-SA—Richfield Flame Control.

594-47-SM—Yonkers Concrete Products, Inc., Concrete and Cinder Building Blocks.

941-47-SM—Flamefoil Awning Striped Canvas.

942-47-SM—Flamefoil Fabrix.

943-47-SM—Flamefoil Beauvan.

944-47-SM—Phil-Pro-Tex 101.

40-48-SM—F. Schumacher & Co. Nylon Woven Fabrics.

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Room 1013, Municipal Building, Manhattan, on the following: *Tuesday afternoon*, March 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

HARRIS H. MURDOCK, *Chairman*.

MARCH 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Penacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MARCH 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1109-47-A—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

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APRIL 13, 1948, 10 A. M.

MAY 4, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 4, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, FEBRUARY 25, 1948,
10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 10, 1948, were approved as printed in the Bulletin of February 17, 1948, Vol. 33, No. 7.

ZONING APPLICATIONS

410-47-BZ

APPLICANT—Lama and Proskauer, for Nicoletta Dae-chill, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium.

PREMISES AFFECTED—2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John Malfetto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A. M. for applicant to file corrected plans.

PREMISES AFFECTED—207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: W. S. Dayton and Arthur E. Smith.

For Opposition: Charles Simpkin, Sylvia Jackson, Theresa Robinson and James Robinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A.M. for inspection by Committee of the Board and decision without further argument.

721-47-BZ

APPLICANT—Henry George Greene, for Michael Vasti and Sol and Sadie Gross, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the change in use from private garage (erected for the use of tenants of buildings) to marble work shop, without the required rear yard.

PREMISES AFFECTED—185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. at request of applicant.

756-47-BZ

APPLICANT—Max Horn, for Estate of John H. Brauer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

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APPEARANCES—

For Applicant: Max Horn and Walter Brauer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A. M. for applicant to file correct plans.

783-47-BZ

APPLICANT—Lama and Proskauer, for Goldring Motors, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars.

PREMISES AFFECTED—1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Joseph J. Goldring and Jacob Morris.

For Opposition: Benj. M. Friedland, Albert A. Pollack, Louis Rothenberg, Alex. Goldstein and Fannie Dannenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed Hoffman, Park Dept.

ACTION OF BOARD—Laid over for decision by the Board; hearing closed; applicant to be advised as to the date for decision.

838-47-BZ

APPLICANT—Lama and Proskauer, for J. J. A. Holding Corp. and Mary A. King, owners (Claude and Mathew Pennacchia, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop.

PREMISES AFFECTED—Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A. M. for decision by the Board.

842-47-BZ

APPLICANT—Robert Dreyfuss, for Morfrank Garage Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop.

PREMISES AFFECTED—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Dreyfuss and Frank Wolf.

For Opposition: Louis Moser and B. Curry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for inspection by a Committee of the Board and decision by the Board; hearing closed.

884-47-BZ

APPLICANT—William J. Burke, for Michael Zambrotto, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John J. Fitzsimmons and Michael Zambrotto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. for decision by Board.

903-47-BZ

APPLICANT—Louis Canarick and Ben Skudin, lessees, for Russell Sage Foundation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years.

PREMISES AFFECTED—9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank B. Gass.

For Opposition: C. L. Lewis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. at request of applicant.

938-47-BZ

APPLICANT—Lama and Proskauer, for Anthony Ferrant, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted area.

PREMISES AFFECTED—2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Anthony Ferrant and Paul Rinella.

For Opposition: A. J. Schifter, Frank A. Kister, David H. Harmon, Ivan H. Gordon, T. G. Buckley, Thomas Fitzgerald, David Ross, J. Logan, M. Logan, D. Addesso and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for inspection by a committee of the Board and for decision by the Board without further argument; hearing closed.

MINUTES

1033-47-BZ

APPLICANT—George G. Miller, for Undel Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Miller and Sig. Solomon.

For Opposition: Martin Dannenfelder, Louise Frisbie, Rev. Francis L. McGowan and Seymour Grubal.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for inspection by a committee of the Board and for decision by the Board. Hearing closed.

19-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Sokoloff, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area.

PREMISES AFFECTED—117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Solomon Sokoloff.

For Opposition: George H. Hafner, John G. Mills and Daniel Haupt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for inspection by a committee of the Board and for decision. Hearing closed.

33-48-BZ

APPLICANT—Robert J. Farrington, for 915 Sherman Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 7f of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles.

PREMISES AFFECTED—921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Farrington, Allan B. Bates, and Abraham Alkoff.

For Opposition: Pearl Morris, Jacob C. Fuerstman and I. V. Herbst.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for further consideration and decision. No further argument.

9-26-BZ

APPLICANT—Lama and Proskauer, for 1665 St. Marks Avenue Corp. and Michele Piccolo, owners (Green Lee Motors, lessee).

SUBJECT—Application reopened December 16, 1947—re Application (decision of the borough superintendent) under sections 7c, 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage for more than five (5) motor vehicles, auto showroom, sale of new and used cars and motor vehicle repair shop (previously granted by the Board), to include paint and spray room, brake testing, wheel alignment, body and fender repairs, lubrication, and welding, using more than the permitted area, without the required rearyard, and with a proposed sign nearer to an arterial highway than is permitted.

PREMISES AFFECTED—1655-1663 St. Marks avenue, north side, 134 ft. west of Rockaway avenue (Block 1454, Lots 54, 58) Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: A. M. Sands, M. Kazlow, A. Kazlow, Samuel Levine, Anna Ruffo and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dept.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee..... 4

THE RESOLUTION (19-26-BZ)

WHEREAS, this application under section 7g of the zoning resolution, permitting in a residence use district, the erection and maintenance of a garage for more than five motor vehicles, affecting premises 1655-1663 St. Marks avenue, north side, 134 ft. west of Rockaway avenue (Block 1454, Lot 54), Borough of Brooklyn, was granted by the Board on July 13, 1926, on certain conditions; and

WHEREAS, the resolution was amended on May 21, 1940, relative to the installation of an additional 550 gallon gasoline tank; and

WHEREAS, the resolution was further amended on November 14, 1944, permitting the building hereinbefore permitted for occupancy as a garage for more than five (5) motor vehicles to be occupied in part as an automobile showroom and for motor vehicle repairing, on certain conditions; and

WHEREAS, Lama and Proskauer for 1665 St. Marks Ave. Corp. and Michele Piccolo, owners, (Green Lee Motors, lessee) requested reopening of this application and consideration under sections 7c, 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage for more than five (5) motor vehicles, auto showroom, sales of new and used cars, and motor vehicle repair shop, to include paint and spray room, brake-testing, wheel alignment, body and fender repairs, lubrication and welding, using more than the permitted area, and without the required rear yard, and with a proposed sign nearer to an arterial highway than is permitted; and

WHEREAS, this case was reopened by vote of the Board on December 16, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that St. Marks avenue and the site are in residence and business use, C area and class 1 height districts; Rockaway avenue is in a business use C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated December 1, 1947 on Alt. 4137-47 reads:

"1. The extension of an existing garage for more than 5 motor vehicles, auto showroom, sale of new and used cars, and motor vehicle repair shop—to be used for garage for more than 5 motor vehicles, auto showroom, sale of new & used cars, etc. in premises partially in

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res. use dis. & partially in bus. use dis. contrary to Art. II, Sec. 3 & Art. II, Sec. 4a of Z.R. (Refer to Cal. 19-26-BZ, B.S. & A.).

"2. Area of extension will exceed permissible area under Art. IV, Sec. 13 of Z.R.

"3. Rear yard reqd. as per Sec. 17, Art. 4 of Zone Resolution.

"4. Proposed sign on facade of bldg. is contrary to Art. V, Sec. 21B of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 116 ft. 3 in. frontage by 127 ft. 9½ in. in depth (irregular) on which is located a building 91 ft. front by 127 ft. 9½ in. in depth (irregular), one story, 16 ft. in height, of class 1 construction, presently used as a garage for more than five motor vehicles, auto showroom, sale of new and used cars and servicing of same; that there is also a two story frame structure on the site (lot 58) which is to be demolished; that it is proposed to extend the existing garage 25 ft. front by 127 ft. 9½ in. (lot 58), to be used in conjunction with existing garage, and to add paint and spray room, brake testing, wheel alignment, body and fender repairs, lubrication and welding; that it is further proposed to add a new sign on the facade of the building; and

WHEREAS, the applicant contends that the premises are presently improved with two buildings, one a one story fireproofed structure which is used as a garage for more than 5 motor vehicles, auto showroom, sales of new and used cars and servicing of same; that this structure was granted as a public garage by the Board under Cal. 19-26-BZ and later amended by the Board in 1945 to permit the change to its present use; that it is now proposed to extend the existing facilities to include a parcel of ground to the west measuring 25 ft. by 127 ft. 9½ in. for additional space to the existing use; that on the site of the proposed extension there is presently a two story frame dwelling which is in a dilapidated condition and which will be removed; that the proposed extension will be completely fireproofed, no window openings on any of the lot lines and will in no way affect the adjoining property owners; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed there was no justification for the exercise of its discretion to grant a variance under sections 7c, 7e and 7i of the zoning resolution and that the applicant failed to substantiate a basis of appeal under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

RESOLVED, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1041-46-BZ

APPLICANT—New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of New York City Housing Authority.

PREMISES AFFECTED—East 6th street to East 13th street, and from Avenue D to Franklin D. Roosevelt drive (East River Drive); Jacob Riis House (Buildings 16 and 17); (Blocks 362 to 367, inclusive, Lots 1 to 100, inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel Metliz and Maxwell Levy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1041-46-BZ)

WHEREAS, New York City Housing Authority, owner, filed December 10, 1946, an application under section 7e of the zoning resolution, to permit in residence and retail use districts, the use of the basement portion of two (2) buildings for the maintenance department storage of the project and other projects under control of the New York City Housing Authority, affecting premises East 6th street to East 13th street and from Avenue D to Franklin D. Roosevelt Drive (East River Drive), Jacob Riis Houses, (Blocks 362 to 367, incl., lots 1 to 100), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin, and laid over to February 25, 1948, for applicant to file new plans; and

WHEREAS, the district maps accompanying the zoning resolution show that East 6th street to East 9th street are in residence and retail use, D area, Class 1 height districts; East 10th street is in residence, retail and manufacturing use, D area, Class 1 height districts; East 11th and East 12th streets are in residence and manufacturing use, D area, and Class 1 height districts; East 13th street is in residence, manufacturing and unrestricted use, D area, Class 1 height districts; and site is in residence, retail, manufacturing and unrestricted use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 19, 1946, re Amend. to N.B. Applic. 222-240-45, reads:

"Amendment disapproved and objection A79 repeated as follows:

79. The proposed use of the basement portion of buildings #16 and 17 in this project for the maintenance Department storage of this project and other projects under control of the N.Y.C.H.A. cannot be considered an accessory use under the provisions of Article 2, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot fronting on East 6th to East 13th streets, bounded by Avenue D and Franklin D. Roosevelt Drive; that it is proposed to use the basement portion of buildings #16 and #17 for the maintenance department storage as accessory use to housing projects; and

WHEREAS, the applicant contends that the platforms are to be located entirely within the project area and will therefore not in any way interfere with any public street; that these platforms are to be used for the handling of small items of material and equipment which will be loaded from the central storage space to light trucks owned by the Authority; that these platforms will be in use at infrequent intervals limited to daytime operations from 9 A.M. to 5 P.M. on Monday to Fridays only, except in cases of emergency; that there will be no noise or other nuisance created by operation of truck loading; that the use of the central storage facilities will result in greater efficiency and considerably reduce overhead for the Maintenance Division of the Authority and enable it to save considerably by making bulk purchases at times when market conditions are favorable; that it will also enable the Maintenance Division to be better prepared for the opening of new projects in that it will have all its material and equipment ready for immediate operation and by centralized control of materials, reductions in losses of material and equipment will be made; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolutions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a

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term of ten (10) years from the date of this resolution, to permit storage in the basement portions of the two buildings, as proposed, for the material used by the New York City Housing Authority in connection with the maintenance and equipment of its housing buildings throughout the City; that the list of materials stored shall be substantially as proposed in their letter dated February 20, 1948, except that no fertilizer or other materials having objectionable odors or any material of an inflammable nature shall be so stored; that such portable fire-fighting appliances shall be maintained throughout the basement as the fire commissioner shall direct; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that the space to be used and the entrance doors thereto shall be as shown on revised plans, marked "Received February 7, 1948" (5 sheets); and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

391-47-BZ

APPLICANT—Frank Gaertner, for Starrett and Van Vleck, for One Nelson Street Corp., Inc., owner (Arthur Tickle Engineering Works, lessee).
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, the change of occupancy from factory on first floor, and office on mezzanine to machine shop, storage and welding on first floor and office on mezzanine.
PREMISES AFFECTED—385-393 Columbia street and 1-9 Nelson street, northeast corner (Block 520, Lots 1 and 3), Borough of Brooklyn.
APPEARANCES—
For Applicant: Frank Gaertner and Howard Tickle.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John Saunders, Board of Education.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (391-47-BZ)

WHEREAS, Frank Gaertner, for Starrett & Van Vleck, for One Nelson Street Corp., Inc., owner; Arthur Tickle Engineering Works, lessee, filed April 10, 1947, an application under section 7e of the zoning resolution, to permit in a retail use district, the change of occupancy from factory on 1st floor and office on mezzanine to machine shop, storage and welding on 1st floor and office on mezzanine; affecting premises 385 to 393 Columbia street and 1-9 Nelson street, northeast corner (Block 520, Lots 1 & 3), Borough of Brooklyn; and
WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin; and
WHEREAS, the district maps accompanying the zoning resolution show that Columbia street is in retail and unrestricted use, C and D area, Class 1 and 1½ height districts; Nelson street is in residence and retail use, D area and Class 1 height districts; and subject site is in a retail use, D area and Class 1 height district; and
WHEREAS, the decision of the borough superintendent, dated March 19, 1947, re Alt. Applic. 609-47, reads:
"1. Proposed change of occupancy from factory on 1st fl., office on mezzanine to machine shop, storage and welding on 1st floor and office on mezzanine in a structure located within a Retail district is contrary to Art. 2, Sect. 4-A of the Zoning Resolutions."

and
WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 150 ft. in depth on which is located

a building 80 ft. and 63 ft. 10 in. front by 125 ft. in depth (irregular) presently used for manufacturing and office, one story and mezzanine 14 feet 6 in. and 15 ft. 6 in. in height, of Class 3 construction; and
WHEREAS, the applicant contends that the building in question is of Class 3 construction, brick enclosed, with heavy concrete floor on grade, wood joist roof and sprinklered throughout; that at the front corner in a space 22 ft. 6 in. by 45 ft. is a mezzanine occupied as an employment office, under which is an office used for research purposes and space for boilerroom and toilets; that no volatile liquids or other inflammable materials are carried on the premises; that the site has an area of 12,500 sq. ft., of which building occupies 11,490 sq.ft.; 960 sq.ft. is occupied by the office and 10,530 sq.ft. by the factory and storage bins; that immediately to the north on Columbia street the property is bounded by a vacant lot with a small wood shed and to the east on Nelson street by a two-story frame dwelling with private garage adjoining and directly to the rear by large open yards; that directly opposite on Nelson street is vacant property and opposite on Columbia street by a large open plot used for the storage of material by the Arthur Tickle Engineering Works; that diagonally opposite, the corner is occupied by the American Can Company for factory purposes; that a change in the occupancy of this building is requested as the same is occupied by the Arthur Tickle Engineering Works who are outstanding in the field of industrial and ship repairing work, and who incidentally have contributed in a large measure to the war effort; that because of the nature of the business, it is advantageous to operate over large ground areas instead of on floors due to the heavy machinery involved; that approximately 2% of the floor area or 200 sq. ft. will be devoted to facilities for welding and the balance of the floor space to pipe fitting, grinding, storage and other machine work; that an exhaust system is provided for the welding area to take off the gases and the area screened with portable fireproof screens; that it is to be noted that the storage and materials used are all of a ferrous nature; that all the properties on Delevan street to the west, with the exception of the American Can building are owned, leased or occupied by the Arthur Tickle Engineering Works; that likewise to the east of site on Nelson street are several other factories; that in the immediate neighborhood there are dwellings which are obsolete or boarded up and unoccupied; that the change in zoning of this neighborhood from business to retail in 1939 has not materialized and it is doubtful if it ever will; that retail use therein is less than 5% of the properties in the neighborhood; that this area is predominantly industrial and such retail as exists or will develop will be in another direction more to the south and east of the Red Hook housing development, which is a considerable distance to the south; and
WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution;
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of ten (10) years from the date of this resolution, to permit welding in connection with existing machine shop as proposed and indicated on plans filed with this application, marked "Received November 28, 1947" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.
486-47-BZ
APPLICANT—Lama and Proskauer, for Robert Romaneli, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution,

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to permit in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper.
PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Robert Romanelli and Annie J. Cornell.

For Opposition: Max Fischer and Martin Griffin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (486-47-BZ)

WHEREAS, Lama and Proskauer for Robert Romanelli, owner, filed May 20, 1947, an application under section 7c of the zoning resolution, to permit in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper, affecting premises 149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that New York boulevard is in a residence use, D area and Class $\frac{1}{4}$ height district; 149th road is in a residence use, D area and Class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent dated May 16, 1947, re Alt. Applic. 281-47, reads:

"1. The extension of an existing junk shop and storage of rags, scrap metal, and paper storage and baling in a residence use zone is contrary to Art. II, Sec. 3, B.Z.R." and

WHEREAS, the applicant states that the premises consist of a plot 140 ft. frontage by 93.07 ft. in depth, on which is located a building 65 ft. front by 93 ft. in depth, with a loading platform located at the southeast end of the building; that there is also a frame building on lot which is to be removed; that it is proposed to legalize the present use and extend non-conforming use, so as to include the structure on Lot No. 3 and the adjoining open area; and

WHEREAS, the applicant contends that this structure is being used as a junk shop and was constructed in two parts; Lot #1 which is the corner plot was constructed under N.B. 1839-33, and according to the permit measures 25 ft. on New York boulevard and 90 ft. on 149th road; that the structure on Lot #3 was constructed under B.N. 6960-37 and this permit called for an extension of the present one story building and was to provide an opening between the two buildings with self-closing fireproof doors and was to be occupied for automobile parts and accessories; that at present both buildings are used as a junk shop and been so used for a number of years; that at the time these structures were erected the premises was zoned as an undetermined use district; that on June 25, 1937 the site in question was changed to business use district; that on March 2, 1942, it was changed to $1\frac{1}{2}$ times district and on January, 1946 it was changed to residential; that it is now the intention of the owners to legalize the present use and extend the non-conforming use so as to include the structure on Lot #3 and the adjoining open area; that the owners have owned this property since 1930 and have been continuously engaged in this business; that it would be a decided hardship if they were not permitted to continue the use; that inasmuch as there is a Certificate of Occupancy (#50405) for a portion

of the building for a junk shop, it is requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, it appears that the inbuilt upon portion was formerly permitted for use as a used car sales lot where dismantling was done and there is a platform scale installed under a wood leanto shed for which no permit appears to have been issued; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c for a term of two (2) years to permit the premises now unbuilt upon to be occupied as proposed and as shown on revised plans marked "Received February 17, 1948" five sheets, upon condition that there shall be a substantial woven wire fence of the chain link type of anchored steel posts installed along the street building line and the side and rear lot line; that all present structures on the premises not complying with the Building Code shall be removed; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

922-47-BZ

APPLICANT—Henry Nordheim, for Marguerite K. Cramer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of dwelling and one (1) car garage to dwelling and bakery.

PREMISES AFFECTED—1015 Dean avenue, west side, 93.71 ft. north of Barkley avenue (Block 5465, Lot 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Richard Cramer.

For Opposition: J. A. Fenton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (922-47-BZ)

WHEREAS, Henry Nordheim for Marguerite K. Cramer, owner, filed October 20, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of a dwelling and one (1) car garage to dwelling and bakery, affecting premises 1015 Dean street, west side, 93.71 ft. north of Barkley avenue (Block 5465, Lot 25), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Dean street is in a residence use, C area and Class $1\frac{1}{4}$ height district; Barkley avenue is in a residence use, C area and Class $1\frac{1}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1947 re Alt. Applic. 719-47, reads:

"1. Records of the department (C.O.N.B. 1507-24) indicate that the building is occupied as a 1 family dwelling and private garage. The proposed occupancy as bake shop in a residence district is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 95.10 ft. in depth, on which is located a building 36 ft. front by 44 ft. in depth, two stories, 25 ft. in height, presently used as a dwelling with one car garage; that it is proposed to change the occupancy of the one car garage; and

WHEREAS, the applicant contends that as for the equipment required they have only one small mechanical mixer, the rest is all hand work done on two benches; that from the size of the building, only 15 ft. by 22 ft. inside, it may be noted that no mass production is possible so there is no trucking to or from in the sense of a large scale bakery where daily deliveries are made at all hours of the day; that about once a month they may receive a shipment of a few bags of flour for it requires very little for the type of pastry made; that the finished product that is taken away in their small delivery wagon about once a week to a wholesaler from where it is distributed; that in this case the husband and son of the owner are experts in special type of cookies and small types of cakes such as are served at weddings, banquets and occasions of that character; that for this purpose they had a special type of oven built gas fired so there would be no smoke or fumes as from a full scale bakery oven; that this oven is 5 ft. 8 in. wide, 2 ft. 10 in. deep and 6 ft. 9 in. high, entirely of steel insulated all sides, top and bottom; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of two (2) years, to permit baking as proposed to be done within the present one car private garage on condition that the work shall not be done in any other part of the premises but shall be restricted solely to the garage space as indicated on plans filed with this application marked "Received October 20, 1947," three sheets; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that no signs of any nature shall be exhibited on the premises advertising the bakery use; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

83-48-BZ

APPLICANT—Board of Transportation, City of New York, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area and class 2 height district, the erection and maintenance of a building to a height in excess of that permitted without the required set-backs.

PREMISES AFFECTED—368-398 Jay street, 31-43 Willoughby street, northwest corner, and 363-371 Pearl street (Block 146, Lots 11 and 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold L. Warner and J. R. Birch-freed.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (83-48-BZ)

WHEREAS, Board of Transportation, for the City of New York, owner, filed January 30, 1948 an application under

section 21 of the zoning resolution, to permit in a business and unrestricted use, B area and Class 2 height district, the erection and maintenance of a building to a height in excess of that permitted without the required setbacks, affecting premises 368 to 398 Jay street, 31-43 Willoughby street, northwest corner, and 363-371 Pearl street, (Block 146, Lots 11 and 31), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jay street is in a business use, B area and Class 2 height district; Willoughby street is in restricted retail and business use, B area and Class 2 height districts; Pearl street is an unrestricted use, B area and Class 2 height district; and the site is in business and unrestricted use, B area and Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1948, re N.B. Applic. 1819-47, reads:

"1. Proposed structure to be erected to a height of 157'-0" in a Class 2 height district is contrary to Article III, Section 8(g) of the Zoning Resolution for width of streets along frontage."

and

WHEREAS, the applicant states that the premises consist of a plot 356.5 ft. front by 185.79 ft. in depth (irregular) on which are presently located a parking lot and some miscellaneous buildings, all to be demolished; that it is proposed to erect a building to completely cover the whole plot, 4 basements, 13 floors and penthouse, as an office building for the Board of Transportation, City of New York, to house all principal administrative, engineering, operation and control activities of the Board and to provide banking and other facilities they require; and

WHEREAS, the applicant contends that the building designed as requested will result in no damage or hardships to properties facing it on Jay and Willoughby streets; that it gives much more light and air to buildings on the narrow Pearl street (50 ft. wide) than if it were carried up 13 floors, as permitted by the law; that when acquired, this property was 102.89 ft. deep from Jay street; believing this to be the allowable size of the building, the subway roof structure was reinforced to carry a building of that depth; that subsequent to that time, Jay street was widened 20 ft., taking the entire amount from this property, leaving a depth of 82.89 ft., that this resulted in a loss of approximately 20% in floor area; that when acquired, the property faced on a 60 ft. street in a district permitting a height of 120 ft. on the street line; this would have permitted a height of 200 ft. at a plane 20 ft. back of street line (position of present building line); that subsequent to acquiring this property the area was rezoned, reducing allowable height on the street line to 90 ft. on a 60 ft. street; that this new ratio would permit a height of 150 ft. at a plane 20 ft. back of the street line; that the widening of Jay street shifted the center of the street 10 ft. westward, which resulted in restoring the height privileges on the east side of the street to those existing under the previous zoning restriction, but again lowered the permissible height on present building line from 150 ft. to 120 ft.; that the final effect of these two items resulted in a 40% reduction in height allowable at the same vertical plane (present street line) for property on the west side of Jay street, with no reduction on the east side of Jay street; that this is manifestly undue hardship on the owners of property on the west side of the street; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to height, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 21 to permit the extension of height as proposed and as indicated

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on plans filed with this application marked "Received January 30, 1948," 15 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

796-47-A

APPLICANT—Max Horn, for Estate of John H. Brauer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (Under section 35, General City Law re bed of mapped street—Smith street).

APPEARANCES—

For Applicant: Max Horn and Walter Brauer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1948 at 10 A. M. for applicant to file correct plans as to 756-47-BZ.

977-47-A

APPLICANT—Robert Dreyfuss, for Morfrank Garage Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314 West 118th street, south side, 130 feet east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Dreyfuss and Frank Wolf.

For Opposition: Louis Moser and B. Curry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for decision in connection with Cal. 842-47-BZ. Hearing closed.

1009-47-A

APPLICANT—Frank Randazzo, for Vincent Roselli, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: John Cincotta, Frank Randazzo and Vincent Roselli.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for applicant to obtain a clarified order from the Fire Department.

950-47-A

APPLICANT—Lama and Proskauer, for Robert Romanelli, owner.

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, southeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Robert Romanelli and Annie J. Cornell.

For Opposition: Max Fischer and Martin Griffin.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (950-47-A)

WHEREAS, Lama and Proskauer for Robert Romanelli, owner, filed October 15, 1947 an appeal from an order and decision of the fire commissioner, affecting premises 149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens; and

WHEREAS, Order 18449-LF issued by the fire commissioner November 21, 1946 and referred to in a decision of the fire commissioner dated September 19, 1947 reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout building, having one source of water supply, arranged and equipped as provided in the rules of Article 16, Chapter 26 of the Administrative Code. (Section C19-161.0 of the Administrative Code.)."

and

WHEREAS, the applicant states that the building is one story, 17 ft. in height, 65 ft. by 93.07 ft. in area, erected in 1933, located in a business use D area class 1½ height district, and used and occupied since 1933 as a junk shop, for which a C.O. has been issued, a copy of which is filed with the Board under Cal. 486-47-BZ; and

WHEREAS, the applicant contends that the premises are improved with a one story building and the balance of the plot is vacant; with the exception of a loading platform which is located at the southeasterly end of the building; that the building is used as a junk shop and was constructed in two parts; that the portion on lot 1 under N. B. 1839-33, measuring 25 ft. on New York boulevard and 90 ft. on 149th road, and the portion on lot 3 under B. N. 6960-37 which called for the extension of the present one story building and to provide an opening between the two buildings with self-closing fireproof doors and to be occupied for automobile parts and accessories; that both buildings are used as a junk shop and have been so used for a number of years; that at the time these structures were erected the premises were in an undetermined use district; that on June 25, 1937 the site was changed to a business use district and on March 2, 1942 changed to ½ times height district and in January 1946 to a residential use district, that inasmuch as the premises are in two sections having 3720 sq. ft. and 2325 sq. ft. respectively and divided by a masonry wall with fireproof self-closing doors and as the premises are isolated, it is requested that the appeal be granted eliminating the requirement of the fire commissioner's order that automatic sprinkler systems be installed.

Resolved, that the order of the fire commissioner acting on Order 18449-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no combustible materials shall be stored within the building and that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that this variance is granted with the privilege of review by the Fire Department within one (1) year from the date of this variance so as to determine whether at that time the condition of the building and the materials stored justify the reissuance of the order. (See 486-47-BZ).

1029-47-A

APPLICANT—William L. Hohauser, for Usco Realty Corp., owner (Universal Steel Equipment Corp., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

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PREMISES AFFECTED—32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Belfer, Emanuel Micaly and Herman Gelnrich.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (1029-47-A)

WHEREAS, William I. Hohausser for Useco Realty Corporation, owner (Universal Steel Equipment Corporation, lessee), filed December 4, 1947 an appeal from an order of the fire commissioner, affecting premises 32-33 47th avenue, north side, between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, Order 11114-LC issued by the fire commissioner November 10, 1947 reads:

"An inspection of the above premises used to store and use Paints, etc., shows the following must be done before the permit requested by you can be issued:

6. Provide that gas fired drying ovens shall not be located nearer than 25' from spraying or dipping spaces unless such oven is approved for use in explosive atmospheres. Rule 4.3.1.1, Spray Rules."

and

WHEREAS, the applicant states that the building is one story 22 ft. 8 in. in height, 200 ft. by 225 ft. in area, of class 1 construction, erected in 1947, located in an unrestricted use B area class 1½ height district, used and occupied as follows: cellar—boiler room and factory—50 persons; 1st floor—factory and offices—125 persons; that the entire building is used for the manufacture of sheet metal equipment; that the building is equipped with a sprinkler system, an interior fire alarm system and there is one 3 ft. 8 in. wide steel stairs, masonry enclosed, equipped with fireproof self-closing doors from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the spray rules provide that the gas fired drying ovens shall not be nearer than 25 ft. from the spraying or dipping spaces unless such oven is approved for use in explosive atmospheres; that the oven in question is of the indirect type and uses heated air for drying; that the firing apparatus is in a separate room enclosed in 4 in. hollow tile blocks covered with cement plaster and the oven is so insulated that the temperature on the outside of its walls is no higher than the room temperature which is maintained at 65 deg. F.; that the material used in the dipping tank is an oil base enamel having a flashpoint of over 100° F. and thinned with solvasol #5 which also has a flashpoint of over 100° F.; that there is no spraying or dipping with lacquers or derivatives of lacquers on the entire floor of this building; that the dipping tank is equipped with an emergency drain tank and automatic sliding fire shutter with automatic foamite extinguisher; that the discharge end of the oven has a Briedent Exhauster fan and hood which operates automatically when such doors are opened and discharges any vapors or odors that may accumulate or that have not been taken off in the drying process; that this fan exhausts 4885 cu. ft. of air per minute which is equivalent to more than two changes of air per minute for this area; that over the dip tank there is an exhaust fan with a capacity of 9600 cu. ft. of air per minute, which is equivalent to four changes of air per minute; that this exhaust fan is provided with a pilot light in full view of the operator to check that the fan is operating; that the spray booth at the north end of the paint and spray room is also equipped with an exhaust fan and ventilating system; that there is a constant flow of tempered fresh air into these areas; that the entire process is contained in a fire resistive room constructed of 8 in. brick walls and the openings therein are protected by automatic steel rolling shutter doors; that the entire building is fully sprinklered with central sta-

tion valve alarm service connected with A.D.T. as a voluntary installation; that no odors or explosive vapors can be built up in any part of the paint and spray room; and

WHEREAS, the Fire Department records indicate that the drying oven in question is of the type approved by the Board under Cal. No. 69-43-SA; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the fire commissioner acting on Order 11114-LC, Obj. 6, be and it hereby is *modified* and that appeal be and it hereby is *granted on condition* that the oven shall be maintained in accordance with the approval of the Board under Cal. 69-43-SA; that the arrangement of the dipping room shall be substantially as proposed and as indicated on plans filed with this appeal marked "Received January 20, 1948," 3 sheets; that the gas apparatus room shall be separated as therein indicated by fireproof construction from the oven and the balance of the paint spray room; that the conveyor shall be cross connected to the fan so that in the event the fans are not operating to provide ventilation through the ducts that the conveyor shall stop; that the dipping tank shall be maintained as proposed with fireproof cover with fusible link and automatic foamite extinguisher of a type as approved by the fire commissioner as proposed and shown on such plans; that a skylight within the area in the roof shall be maintained of a size and to the satisfaction of the fire commissioner for natural ventilation; that in addition to the one swing door as indicated on such plans, an additional door now a sliding steel door shall be made a swinging door for additional exit; that the entire premises shall be maintained to the satisfaction of the fire commissioner; that the sprinkler system shall be maintained in accordance with requirements therefor and with central station connection; that in all other respects all requirements of the Building Code and the Administrative Code shall be complied with.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

1068-46-SA

APPLICANT—William P. Wicks, owner.

SUBJECT—Wicks Tornado Unit Heater (gas-fired), approval of.

APPEARANCES—

For Applicant: William P. Wicks.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (160-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 3, 1948

Re: Cal: 1068-46-SA.

Subject: Wicks Tornado Unit Heater, Gas-fired—Approval of William P. Wicks filed on December 28, 1946, and application with the Board of Standards and Appeals for Approval of the Wicks Tornado Unit Heater Gas-fired, Models C, F, H and I under the provision of C26-178.Ob. and Art. 12, Subart. 1.

DESCRIPTION

This is a blower-type gas unit heater which may be supported on the floor as by legs or suspended from the ceiling by struts.

This blower-type gas unit heater is provided with two sides, a central and an upper air chamber through which air is forced by a blower and from which heat is ex-

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tracted from the air chamber surfaces exposed to the combustion chamber.

The unit heater is comprised of a pair of spaced side panels of hot rolled steel, forming the side walls of combustion chamber between a pair of spaced front and rear hot rolled steel plates which are welded to the side panels. Between plates are mounted banks of spaced high pressure Shelby seamless tubes communicating with openings in said plates. A top plate also of hot rolled steel is adapted to form the top wall of the combustion chamber between the front and rear plates and portions of the side panels.

The Shelby tubes serve as an effective central air chamber through which air is forced by means of a pressure type fan mounted between the rear portion of the side panels on a vibrationless motor mount, the air being forced into a Venturi. In addition to air being forced through the Shelby tubes the side panels are provided with baffles or louvres for air flow there-through in the side air chambers formed between the side panels and the steel side covers which are secured to the angles along the longitudinal edges of the side panels. An outer steel cover forms the upper chamber with top plate through which air is forced, the said outer cover and the top plate of the combustion chamber have aligned openings for an exhaust.

The gas-fired burners are placed at open bottom of the combustion chamber and disposed adjacent the bottom thereof is comprised of a plurality of Nichrome ribbon, non-backfiring burners or 4 rows steel tubes 1" x 20" long, drilled type, provided with a gas manifold, an inspirator, a gas valve and a stainless steel pilot tube. The burners may be suitably mounted below the combustion chamber. A deflecting plate of hot rolled steel is adjustably mounted below the burners and may be supported on the angles on the lower longitudinal edges of the side panels. The purpose of the adjustable deflector is to control the amount of air entering the combustion chamber from the lower open end.

At the forward end of front plate is a frame containing louvres or shutters from which is forced the heated air from the central multitubed air chamber (Shelby tubes) from the side air chambers and the upper chamber, necessary baffles being provided for confining the forced atmospheric air to all the air chambers and to direct the flow of heated air through the shutters.

For the floor model, legs are provided while for the ceiling models, struts are provided. To maintain the motor vibrationless, the rubber insulated motor mount is provided.

DIMENSIONS

Model C — Suspension (Ceiling Type)	20" high, 14" wide, 35" long
Model F — Floor Type	28" high, 14" wide, 35" long
Model H Home Heating Type	28" high, 14" wide, 35" long
Model I — Industrial Type	20" high, 14" wide, 35" long

The controls are manufactured by Minneapolis Honeywell, General Controls, Penn Electric, or equal. Consisting of magnetic solenoid electric gas valve, fan and high limit controls, safety gas pilot with stainless steel pilot tube, automatic backfiring recycling control.

INSPECTION AND TEST

This appliance was inspected and tested at the plant of the applicant 23-15 Bridge Plaza North, Long Island City, on April 10, 1947. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and William P. Wicks, the applicant. The burner was subjected to various tests as to lighting and shutting off of gas and was found to operate as designed with no flare backs or gas leaks or undue carbon deposits.

RECOMMENDATIONS

On the basis of this inspection and test, the Committee on Test recommends the approval of the Wicks Tornado Unit Heater gas-fired for use in New York City in other than garages or explosive atmospheres when installed in accordance with this report and the requirements of Art. 12 Subdiv. 1 of the Administrative Building Code provided the heater bears a label permanently affixed reading 'Approved by the Board of Standards and Appeals for use in New York City under Cal. #1068-46-SA.'

(Sgd.) HARRIS H. MURDOCK,
Chairman

CHARLES M. BLUM,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

323-47-SM

APPLICANT—Neslo Manufacturing Corp., owner.

SUBJECT—Clip-Grip Metal Stud and Clips (for use with Wallboard and Gypsum Lath), approval of.

APPEARANCES—

For Applicant: A. C. Olsen.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (323-47-SM)

WHEREAS, the report of a Committee on Test reads:

January 30, 1948

REPORT OF COMMITTEE ON TEST

Re: Cal. 323-47-SM.

Subject: Clip-Grip Metal Studs and Clips (for use with Wallboard and Gypsum Lath), approval of.

The Neslo Manufacturing Corporation of New York City filed on April 14, 1947, an application with the Board of Standards and Appeals for approval of Clip-Grip Metal Studs and Clips (for use with wallboard and gypsum lath) under the provisions of C26-178.Ob. and C26-462.Ob. Administrative Building Code.

DESCRIPTION

Clip-Grip Metal Studs are manufactured from 20 gauge galvanized iron in the shape of a Z bar in sizes of 25/8" and 3 1/8" width with 1 1/4" flanges. Alternate design is in the form of a channel with same general dimensions. The studs are slotted 16" o.c. for the accommodation of steel clips and are notched at ceiling and floor line for the accommodation of electrical conduit. The studs are set in channels of 20 gauge galvanized iron nailed or toggle bolted to the floor and ceiling respectively at intervals not to exceed 16" o.c. One-half inch gypsum lath, or similar collateral material, is applied vertically or horizontally and is clipped to the studs 16" vertically and 24" horizontally. Generally the gypsum board will be plastered, however, an alternate provision allows for special clips and spring steel mullions to cover the joints in the gypsum board and afford an economical dry wall partition. The manufacturer furnishes a metal baseboard to go with the construction and it is fastened to the studs with metal clips. When the construction is plastered a metal lath cornerite is

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used at the junction of the partition with the ceiling and walls. Door bucks with the vertical members extending from the floor to the ceiling are used in the ordinary way. No cross bracing is required with the clip-grip system. This can be successfully accomplished because steel will not warp, twist or buckle like lumber. The Clip-grip system automatically interlocks to the studs on all joints and forms a rigid box partition.

INSPECTION AND TEST

The material was inspected and tested by the Committee on Test at 151 E. 97th St. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and A. C. Olsen, representing the manufacturer. The material complied with the requirements of C26-462.Ob.

RECOMMENDATION

On the basis of the data submitted and the inspection and test, the Committee on Test recommends the approval of the Clip-Grip Metal Stud and Clips for use with wallboard or gypsum lath in non-bearing partitions when manufactured and installed as herein described provided each bundle or package of the material is marked, labeled or tagged, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 323-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman
CHARLES M. BLUM,
Commissioner
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

567-47-SA

APPLICANT—Young Brothers Co., owner.

SUBJECT—Young Brothers Two-Single Compartment Continuous Conveyor Coating Ovens (gas-fired), approval of.

APPEARANCES—

For Applicant: G. I. Thatcher.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee... 4
Negative 0

THE RESOLUTION (567-47-SA)

WHEREAS, the report of a Committee on Test reads:

February 4, 1948

REPORT OF COMMITTEE ON TEST

Re: Cal. 567-47-SA.

Subject: Young Brothers Two Single-Compartment Continuous Conveyor Coating Ovens Gas fired.

Young Brothers Co. of Detroit, Mich., filed on May 22, 1947, an application with the Board of Standards and Appeals for approval of the Young Brothers Two-Single Compartment Continuous Conveyor Coating ovens Gas fired under the provisions of Art 12 of the Administrative Building Code and the Rules of the Board of Standards and Appeals governing the use equipment for Spraying and Drying of Paints, Varnishes, Lacquers, etc.

DESCRIPTION

These ovens are single compartment ovens each 4'5" wide by 5'3" with a 68'11" long enclosure and 58 ft. 3¾ inch baking, length the bottom raised about 3 ft.

above the floor. Center to center distance between the sprockets 77 ft. 11 in. Overall length approximately 84'5". The oven contains four heating and recirculating zones and one compensating cooling zone. The walls and roof are of 4 inch panel construction of #22 gauge steel and 12 lb. density rock wool insulation. The floor is 2 inch with 5 lb. rock wool. Each of the 4 heating zones has a fan system consisting of 2 double inlet multiblade rotors with housing mounted in a single shaft which extends through the oven side walls and is supported outside on ball bearing pillow blocks, 1½ HP 1300 RPM standard open motor with base and supports. V belt drive with sheet metal guard, a set of metal sweep sheets and baffles to distribute and direct air upward through work from fan discharge, then downward through work to fan inlet. The heating system for each zone cast iron flame retention type line burners. Air gas proportional mixer set of piping manifolds from burner to proportional mixer, a spencer 1 lb. air blower 3 HP. The purging, a safety, device consist of a fused control switch, air flow switch 1 for each heating zone and 1 for exhaust fan interlocking relays, tence delay relay, Safety shut off valve. Hand lighting torch, Wheelco flameotrol, flame rod, cable and push button for each heating zone. Solenoid shutoff gas valve one for each zone. The temperature control consists of a Bristol fill vane indicating control, Pressure reducing valve, air filter, Diaphragm motor. Curtis V 506 compressor with 1 HP motor and starter capacity 7.25 CFM. Remote control at meter. The function of the oven is to bake coatings of lacquer on metal sheets. There is one outside stack vent outside fresh air supply. A single side swing type care door equipped with safety latches is provided for each heating zone.

INSPECTION AND TEST

The oven was inspected and tested by the Committee on Test at the Brooklyn Metal Decorating Plant and found to function as designed. Present at the test were Chief Engineer L. V. Huber of the Committee on Test, Inspector S. Brussell of the Division of Combustible, Fire Dept., and Carl Lornquist representing the applicant and S. J. Pepereski the owner of the factory.

RECOMMENDATION

On the basis of the data submitted by the applicant and the inspection and test the Committee on Test recommends the approval of the Young Brothers Two Single-Compartment Continuous Conveyor Coating Oven for use in New York City when installed in accordance with the requirement of this report, Art. 12 of the Administrative Building Code and the Rules of the Board of Standards and Appeals governing the use of Equipment for Spraying and Drying of Paints, Varnishes, Lacquers, etc., provided the oven bears a label permanently affixed reading Approved by the Board of Standards and Appeals for use in New York City under Cal. 567-47-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman
CHARLES M. BLUM,
Commissioner
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

579-47-SA

APPLICANT—Autogas Co., owner.

SUBJECT—Republic Gas Heater, Series No. 2 and Series No. 22, approval of.

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APPEARANCES—

For Applicant: Geoffrey Vore.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea. . . 4
Negative 0

THE RESOLUTION (579-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 17, 1947.

Re: Cal. 579-47-SA.

Subject: Republic Gas Heater, Series #2 and Series #22, approval of.

The Autogas Co. of Chicago, Ill., filed on June 13, 1947, an application with the Board of Standards and Appeals for approval of the Republic Gas Heater, Series #2 and #22, under the provisions of C26-178.Ob. and Art. 12, Subart. 1, Administrative Building Code.

DESCRIPTION

The Republic Gas Heating System is a unified assembly designed to convert a heating plant into an automatic gas fired system. Gas is conveyed by piping from the main to the inlet of the pressure regulator. This regulator serves to maintain a uniform delivery pressure to the gas orifice located at the outlet of the automatic valve. The gas leaves the gas orifice in the form of a circular jet which has the power of drawing in with it a stream of air through the primary air opening. These two streams—the gas and air pass through a mixing tube where they are thoroughly mixed and this mixture emerges from a circular port at the far end of the mixing tube.

As the mixture leaves the port, it is ignited by the constantly burning pilot flame located under and to the right of the port. The heat generated serves to create a draft through the apparatus which results in drawing in "secondary air" to complete the combustion of the gas. The combustion of the gas within the refractory combustion chamber develops a very high temperature in the refractories, causing them to emit radiant heat to the surrounding walls of the boiler or furnace. The products of combustion pass through the slots between the radiant segments and transmit the greater part of their remaining heat content to the dome and upper flues by convection or scrubbing action. The flow of gas is controlled by an automatic gas valve which opens and closes at the command of the room thermostat. A safety pilot is provided to furnish a flame for igniting the gas and to prevent the automatic gas valve from opening should the pilot flame go out. The input is 210,000 BTU per hour. The minimum fire box dimension is 16 inches diameter. The burner has a 5¼ in. diameter head with 4½ in. diameter by 3½ in. high burner insert with burner having annular slotted port; distance from top of burner cap to bottom of port ¼ inch for manufactured gas; overall length of projection tube is 25 and 29/32 inch distance from throat end of mixer; 20 5/32 in. to mixer face; 5¾ in. primary air openings fixed for different gases with a 1-in. diameter throat. The burner is enclosed in a 11½ in. o.c. and 10 in. l.d. refractory bowl, having a 7 1/8 in. diameter opening at bottom. The top of combustion chamber is built up of refractory segments in hexagonal form, 35 blank and 25 open minimum number of segments, the top of which is closed with round refractory plate, minimum diameter 12 in. The casing is a 30 by 12 by 7 in. steel casing, having four 6 1/8 by 3 1/2 in. gravity type secondary air openings.

The controls consist of one room thermostat, one 1-inch Minneapolis Honeywell V-15-5 motor valve, one

1 in. Reynolds pressure regulator and one Republic bimetal safety pilot with mercoid switch. The burner has been approved by the American Gas Association, Inc., Certificate #20-11.101. The difference between Series #2 and Series #22 is that Series #22 has a 35 29/32 in. projection tube and the casing is 40 by 12 by 7 inch.

INSPECTION AND TEST

The burner was inspected and tested by the Committee on Test at 1417 East Ninth Street, Brooklyn, on October 31, 1947, and found to operate as designed. Present at the test were Commissioner E. W. Kleinert and Chief Engineer L. V. Huber of the Committee on Test and G. S. Vore, representing the applicant.

RECOMMENDATION

On the basis of the data filed and the inspection and test, the Committee on Test recommends the approval of the Republic Gas Heater Series #2 and Series #22 for use in New York City in other than combustible atmosphere when installed in accordance with this report and the requirements of Art. 12, Sub. Art 1 of the Administrative Building Code provided that the appliance bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. #579-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman

EDWIN W. KLEINERT,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

766-47-SA

APPLICANT—Clayton Manufacturing Co., owner.

SUBJECT—Clayton Steam Generators (gas-fired), Model BG, 10-100 HP, approval of.

APPEARANCES—

For Applicant: Walter G. Adams.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea. 4
Negative 0

THE RESOLUTION (766-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 12, 1948

Cal. 766-47-SA.

Subject: Clayton Steam Generators 10-100 HP, Models BG & WG, Gas Fired.

The Clayton Manufacturing Company of El Monte, California, filed on August 25, 1947, an application with the Board of Standards and Appeals for approval of the Clayton Steam Generators in sizes from 10 to 100 HP, Models BG and WG, Gas Fired, under provisions of C26-178.Ob. and Art. 12 of the Administrative Building Code.

DESCRIPTION

The Clayton Forced Recirculating Steam Generators are intended primarily for industrial use where process steam is required. They are of the quick steaming type in which excess water is forced through a heating coil, the water and steam separated in an unfired accumulator

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and the excess water, mixed with feedwater, recirculated through the coil by the combination feedwater and recirculating pump. These steam generators are designed and built in accordance with the requirements of the ASME High Pressure Steam Boiler Code including all the required accessories and safety devices. The heating coil is tested at a pressure of 1500 p.s.i. and the unfired accumulator at 500 p.s.i. during construction. The maximum working pressure is 150 lbs. gauge. The electrical equipment, pressure switch, valves, fittings, fuel pump and gauges are of types complying with the Electrical Code. The feedwater and recirculating pump is of the diaphragm type driven through V belts by an electric motor; the burner is of the conventional single nozzle gas type, with both gas pilot and electric ignition; the low water safety device is of the thermostat type utilizing the expansion of a portion of the heating surface itself which is directly exposed to radiant heat to shut off the fire in case of insufficient water. The sizes, burner capacities and models of these Steam Generators are as follows:

(@ 33,475 BTU per HP)	(@ 33,475 BTU per HP)
Model & HP	Model & HP
BG 10	WG 30
BG 15	WG 50
BG 25	WG 75
	WG 1000
Gas consumption (550 BTU Gas)	
BG 10 — 800	WG 30 — 2400
BG 15 — 1200	WG 50 — 4000
BG 25 — 2000	WG 75 — 6000
	WG 100 — 8000

"B" indicates a type of steam generator using an insulated fire brick type combustion chamber.

"W" indicates a water wall formed by a helical coil surrounding the combustion chamber.

"G" indicates gas fired.

All these steam generators operate automatically in response to steam requirements and utilize the intermittent or "on-off" cycle under very light load conditions. As this necessitates a time delay interval of four to five minutes when a conventional type stack switch is used as protection against flame failure, an approved type safety pilot which will either shut off the gas within one second if there should be an ignition failure, or which will prevent the gas valve opening if the gas pilot or spark ignition is not functioning, such as Minneapolis-Honeywell or equal, is employed.

TEST

A model BG-25 was inspected and tested by the Committee on Test at the Cunningham Laundry, 43-65 147th Street, Flushing, New York. Present at the test were Commissioner Blum and Chief Engineer Leslie V. Huber of the Committee on Test and W. G. Adams and G. D. Besler, representing the applicant. The automatic ignition was instantaneous with no starting puffs under any conditions and the burner was shut off by the thermostat as soon as the water circulated through the heating coil became insufficient during tests when the feedwater valve had been manually closed. It was necessary to restart the generator manually when the gas valve was shut off simulating ignition failure.

RECOMMENDATION

On the basis of the foregoing data and tests the Committee on Test recommends the approval of the Clayton Steam Generators sizes 10-100 HP Models BG & WG Gas Fired when installed as required under Article 12 of the Administrative Building Code, provided that the manufacturer of the boiler and all of its appurtenances comply with the requirements of the

ASME Boiler Code for High Pressure Steam Boilers and that all the electrical equipment complies with the Electrical Code. The Committee further recommends that each burner bear a label or plate with raised on non-corrodible metal reading 'Approved by the Board of Standards and Appeals for Use in New York City under Cal. 766-47-SA.'

(Sgd.) HARRIS H. MURDOCK,
Chairman

CHARLES M. BLUM,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

31-48-SM

APPLICANT—City Tank Corp., owner.

SUBJECT—City Tank Corp., 550 Gallons Capacity Underground Storage Tank for Volatile, Inflammable Oils, approval of.

APPEARANCES—

For Applicant: John F. Dixon.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (31-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 4, 1948

Re: Cal. 31-48-SM.

Subject: City Tank Corp. 550 Gallon Capacity Underground Storage Tank for Volatile, Inflammable Oils; approval of.

City Tank Corp. of 53-09 97th Place, Corona, L. I., N. Y., filed, on January 12, 1948, an application with the Board of Standard and Appeals for approval of the material known as City Tank Corp. 550 Gallon Capacity Underground Storage Tank for Volatile Inflammable Oils under the provisions of C19-59.0 and C19-69.0.

DESCRIPTION

The tanks are of all welded construction, and are fabricated from hot rolled tank steel. The shell being $\frac{1}{4}$ " thick and the heads 42" dia. x $\frac{5}{8}$ " thick, standard flanged and dished. The overall dimensions of the tanks are 99 $\frac{1}{4}$ " long by 42" diameter.

The seam of the heads is a lap seam, the shell being wrapped around the outside of the heads. The shell has 1 $\frac{1}{2}$ " lap weld outside. Five 3 $\frac{1}{2}$ " threaded welding flanges are welded to the tank shell along a line at top of tank. These tanks have been approved by the Underwriters Laboratory under file number MH-4114.

INSPECTION AND TEST

A sample tank was inspected and tested by the Committee on Test at the plant of the applicant at 53-09 97th Place, Corona, L. I., on February 3, 1948. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division of the Committee on Test, and Mr. J. Dixon representing the applicant. The tank was subjected to a hydrostatic test of 125 pounds per square inch, thereby successfully meeting the requirement C19-59.

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RECOMMENDATIONS

On the basis of the foregoing data and test, the Committee on Test recommends that the City Tank Corp. 550 Gallon Capacity Underground Storage Tank for Volatile Inflammable Oils be approved for use in N. Y. C. when constructed in conformity with this report and drawings filed with this application and when installed under the requirements of C19-59 and C19-69.0. It is further recommended that each tank bear a permanently affixed plate reading Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 31-48-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS, JR.
Engineering
Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

WEDNESDAY AFTERNOON, FEBRUARY 25, 1948,
2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEAL FROM ADMINISTRATIVE DECISION

70-48-A

APPLICANT—A. H. Salkowitz, for Breeberg Realty Corp.,
owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23-01 to 23-07 45th Road, northeast corner of 23rd Street (Block 80, Lots 14 & 15), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz and A. C. Breger.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (70-48-A)

WHEREAS, A. H. Salkowitz, for Breeberg Realty Corporation, owner, filed January 26, 1948, an appeal from a decision of the borough superintendent affecting premises 23-01 to 23-07 45th road, northeast corner of 23d street (Block 80, Lots 14 and 15), Long Island City, Borough of Queens; and

WHEREAS, the revised decision of the borough superintendent, dated February 20, 1948, re Alt. Applic. 3281-47, reads:

“Re Amendment of Feb. 19th:

1. Existing building being over 40 ft. in height stairs must be enclosed in two hour rating as required by Sec. 6.4.1.8.1 Building Code.

2. Stairs must be 3 ft. 8 in. in width as required by sec. 6.4.1.1 Building Code.

3. Both required stairways must continue to roof, sec. 6.4.1.11 Building Code.”

and

WHEREAS, the applicant states the building will be four stories, 45 ft. in height, 65 ft. by 75 ft. in area at 1st floor, 65 ft. by 59 ft. in area at typical floor, of Class 3 construction, located in a business use, B area, Class 1½ height district; that the existing buildings which are now proposed to be altered were erected prior to 1900 and used and occupied on the 1st floor for stores and as old law tenements above, now vacant; that upon completion of alteration the building will be occupied: Cellar, boilerroom and storage, no persons; 1st floor, stores, 15 persons; 2nd, 3rd and 4th floors, offices, 15 persons per floor; that the building will be equipped with two 3 ft. wide steel stairs with cement treads, enclosed in one-hour partitions, equipped with one-hour self-closing fireproof doors and leading from roof bulkhead directly to street; that existing fire escapes are to be removed; and

WHEREAS, the applicant contends that the area of the building at typical floor level will be 3,748 sq. ft. including halls; that after deducting masonry walls, elevator shaft and toilet compartments, the net office area will be 2,700 sq. ft. per floor; that it is proposed to remove existing wood stairs and to provide two new steel stairs one hour enclosed; that existing brick party walls subdivide and enclose each office on each floor; that doors and partitions separating public halls from offices will be one hour rating; that a new elevator will be erected enclosed in concrete and masonry; that the building is 45 ft. in height but actually only 42 ft. to the 4th story ceiling; that the proposed steel stairs 36 in. wide each would adequately accommodate the number of occupants as required under Section 6.1.2.3F of the Building Code; that one of the proposed stairs will be extended to the roof and the second stairway terminated at the 4th floor and be provided with a scuttle and iron ladder to the roof; that there are no adjoining roofs accessible for the purpose of egress.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3281-47, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be arranged as indicated on revised plans marked “Received February 20, 1948,” 7 sheets; that the new steel stairs proposed thereon shall meet the requirements of the law in all respects except as to the width and enclosure provided they are not less than 3 ft. in width at all points as shown and except that the enclosure may be one-hour, and in addition there shall be on each floor a fireproof door erected between the elevator and the existing wall next east so as to separate the hallway of one fireproof stair from the other at each floor above the first; that the exits from such stairs and the enclosing partitions shall be as proposed and as shown on such plans; that one stair shall be carried to the roof as indicated on roof plan and from the other stair hall there shall be a double rung iron ladder leading to a metal covered scuttle as proposed and such scuttle shall be fitted with an easy opening device; that the building shall not be increased in height and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

47-26-S

APPLICANT—Cross and Brown, for Colonia, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor); (Block 868, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert J. Courtney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened, subject to usual procedure.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

454-32-A

APPLICANT—Lama and Proskauer, for Hentie Realty Corp., owner.
SUBJECT—Application for consideration—reopening—new decision—re Appeal from a decision of the borough superintendent (previously withdrawn after discussion).
PREMISES AFFECTED—22-32 East 16th street, (Buckingham road) west side, 172 ft. 8¼ in. south of Caton avenue (Block 5076, Lot 14), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened, subject to usual procedure.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

106-48-A

APPLICANT—Chapel Hill, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—137-141 East 71st street and 980-986 Lexington avenue, northwest corner (Block 1406, Lot 15½, 16, 17 and 58½), Borough of Manhattan.
APPEARANCES—
For Applicant: Edward M. Rosenthal and Maxwell W. Passerman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over, no date set. Applicant to be advised of date for decision; hearing closed.

488-47-A

APPLICANT—Lama and Proskauer, for Cushman Sons, Inc., owner.
SUBJECT—Appeal reopened January 13, 1948, re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 16, 1948, at 2 P. M., for further consideration (after applicant files revised plans).

971-47-A

APPLICANT—Charles P. Rogers & Co., Inc., lessee, for Gord Realty Corp., owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Sims Read.
For Administrator: Peter Maher, Fire Dep't.
ACTION OF BOARD—Laid over to March 16, 1948 at 2 P. M., for further consideration (after applicant files revised plans).

ZONING APPLICATIONS

267-16-BZ

APPLICANT—Kenneth W. Milnes, for Robert A. Cornell, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business—1 use, D and E area district, the alteration to existing garage and motor vehicle repair shop, using more than the area permitted.
PREMISES AFFECTED—438 Richmond avenue, northwest corner of Burden avenue (Block 1101, Lots 62, 67 and 69), Port Richmond, Borough of Richmond.
APPEARANCES—
For Applicant: Kenneth W. Milnes.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (267-16-BZ)

WHEREAS, this application under the zoning resolution, permitting in a business use district, the extension of an existing garage and motor vehicle repair shop, affecting premises 438-440 Richmond avenue, Port Richmond, Borough of Richmond, was granted by the Board on December 5, 1916 on certain conditions; and

WHEREAS, Cole, Madsen and Milnes, for Robert A. Cornell, owner, filed November 4, 1946, an application under sections 7i and 21 of the zoning resolution, to permit in residence and business 1 use, D and 1 area districts, the alteration to existing motor vehicle repair shop, using more than the area permitted, affecting premises 438 Richmond avenue, northwest corner of Burden avenue (Block 1101, Lots 62, 67 and 69), Port Richmond, Borough of Richmond; and

WHEREAS, this latter application was granted by the Board on February 18, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 18, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that in view of statement by applicant that demolition work has been completed and the plot graded, that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution."

263-19-BZ

APPLICANT—Reginald S. Hardy, for Hayson Corporation, owner.
SUBJECT—Application for consideration—reopening and extension of term of variation—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, for a term of years, permitting in a

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residence use district, the inclusion of a lubritorium, motor vehicle repair shop, stock room and offices in an existing garage (previously granted by the Board).

PREMISES AFFECTED—564-592 (formerly 722-746) St. Johns place, south side, 333 ft. 8 in. east of Classon avenue (Block 1178, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (263-19-BZ)

WHEREAS, this application under section 7g of the zoning resolution, permitting in a residence use district, the erection and maintenance of a public garage, affecting premises 564-592 (formerly 722-746) St. Johns place, south side, 333 ft. 8 in. east of Classon avenue (Block 1178, Lot 26), Borough of Brooklyn, was granted by the board on July 22, 1919, on certain conditions; and

WHEREAS, the resolution was amended on March 7, 1944, under section 7e of the zoning resolution, permitting for a term of two years, the inclusion of a motor vehicle repair shop, stockroom, lubritorium and offices; and

WHEREAS, the resolution was further amended on June 6, 1944 and September 26, 1944; and

WHEREAS, the term of variance was extended on March 12, 1946; and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 7, 1944, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under section 7e for a term of two (2) years from the date of this amended resolution, to permit, the inclusion of a motor vehicle repair shop, stockroom, lubritorium and offices, *on condition* * * * that other than as herein *amended*, the conditions of the resolution of March 7, 1944 and amended March 12, 1946, shall be complied with and that a certificate of occupancy shall be obtained."

1481-22-BZ

APPLICANT—Appell and Appell, for A. S. G. Construction Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, for a term of years, the continuance of a restaurant on the 1st story of an existing building (previously granted by the board).

PREMISES AFFECTED—8502-8518 4th avenue, southwest corner of 85th street (Block 6034, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: F. F. Jehle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (1481-22-BZ)

WHEREAS, this application affecting premises 8502-8518 Fourth avenue, southwest corner of 85th street (Block 6034, Lot 41), Borough of Brooklyn, was granted by the board February 20, 1923, permitting stores in the first story of a proposed apartment house, said stores not to extend beyond a point of 12 ft. south of 85th street; and

WHEREAS, the resolution was amended January 6, 1925, permitting a bank to occupy the corner for a frontage of 38 ft. on Fourth avenue; and

WHEREAS, the resolution was further amended June 14, 1938, permitting that portion of the premises formerly occupied by a bank, to be used as a restaurant for a term of five years; and

WHEREAS, on July 13, 1943, the term of variance was extended for a term of five years; and

WHEREAS, the resolution was further amended on April 4, 1944, and April 8, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 20, 1923, as amended by resolutions adopted through April 8, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under section 7e for a term of five years commencing July 13, 1948, *on condition* * * * ; that other than as herein *amended*, the resolutions adopted through April 8, 1947, shall be complied with and that a Certificate of Occupancy shall be obtained."

216-29-BZ

APPLICANT—Abram Shlefstein, for Helen Eckerman, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, now changed to residence use district, for a term of two years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Nassau boulevard and Little Neck road (Block 4108, Lot 100), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (216-29-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district for temporary term, the erection and maintenance of a gasoline service station, affecting premises southwest corner of Nassau boulevard and Little Neck road (Block 4108, Lot 100), Little Neck, Borough of Queens, was granted by the Board on May 28, 1929, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last extension being February 13, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 28, 1929, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

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"* * * *granted* under section 7e (formerly granted under section 7f but changed to section 7e because of the rezoning) for a temporary term of two (2) years from the date of this amended resolution, to permit the maintenance of a gasoline service station, *on condition* * * * that other than as herein *amended*, the resolution adopted May 28, 1929, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (N.B. 921-29)."

53-31-BZ

APPLICANT—I. T. Flatto, for Lester Jacobs, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the re-erection of a gasoline service station.

PREMISES AFFECTED—301-331 West 230th Street, northeast corner of Irwin avenue (Block 3406A, Lot 54), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea. 4

Negative 0

THE RESOLUTION (53-31-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for a term of two years, affecting premises 301-331 West 230th street, northeast corner of Spuyten Duyvil road (Block 3406-A, Lot 63 and part of Lots 62 and 64), Borough of The Bronx, was granted by the Board on June 30, 1931, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time, the last such extension having been granted on June 12, 1945; and

WHEREAS, an application for the re-erection of a gasoline service previously granted by the Board for a portion of the premises was granted by the Board on December 17, 1946, on certain conditions; and

WHEREAS, on January 21, 1947, the resolution was amended and plans approved; and

WHEREAS, time to obtain permits and complete the work was extended on November 25, 1947, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 17, 1946, as amended by resolutions adopted through November 25, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

528-40-BZ

APPLICANT—Archer, Bosch and Engeler, for Herman E. Behn, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the alteration of a building and the extension of a gasoline service sta-

tion, brake service station, lubritorium and store use.

PREMISES AFFECTED—114-20 101st avenue, southwest corner of 115th street (Block 9432, Lot 8), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Albert H. Bosch and Fred Behn.

For Administration: Samuel L. Becker, Dep't of

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea. 4

Negative 0

THE RESOLUTION (528-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit, partly in a business use district and partly in a residence use district, the alteration of a building and extension of a gasoline service station, brake service station, lubritorium and store use; premises 114-20 101st avenue, southwest corner of 115th street (Block No. 9432, Lot No. 8), Richmond Hill, Borough of Queens, was granted by the Board on October 1, 1940, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 1, 1940, only so far as it has reference to the provision which reads "including brake service and minor repairs that can be done by hand tools only," so that as amended this portion of the resolution shall read:

"including brake service and wheel alignment whether done by hand or by machine and also minor repairs that can be done by hand tools only." (Alt. Applic. 723-40.)

772-41-BZ

APPLICANT—Lama and Proskauer, for Murray and Fay Bloom, Joe and Victoria Filosa, William and Ema-line Jones and Jennie Mateyko, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and local retail use district, the extension of an existing wet wash laundry, into a residence use district.

PREMISES AFFECTED—427 Ralph avenue and 1803-1823 Bergen street, northeast corner (Block 1445, Lots 1, 64, 65, 66, 67 and 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea. 4

Negative 0

THE RESOLUTION (772-41-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting the extension of an existing laundry building from a local retail use district into a residence use district, affecting premises 427 Ralph avenue and 1815-1817 Bergen street, northeast corner (Block 1445, Lots 1, 67 and 68), Borough of Brooklyn, was granted by the Board December 2, 1941, on certain conditions, resolution amended January 13, 1942 and February 3, 1942, and time extended on March 30, 1943 and March 21, 1944; and

WHEREAS, an application for an amendment of the resolution, to permit the extension of the existing laundry build-

MINUTES

ing, from a local retail district into a residence use district, the area of the proposed building exceeding that permitted in a C area district, was denied by the Board on June 5, 1945; and

WHEREAS, the resolution was amended on February 4, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 4, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution."

260-42-BZ

APPLICANT—Mollie Lilienfeld, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—36-02 Sprayview avenue and 111 Beach 36th street, northwest corner (Block 317, part of Lots 83 and 87), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Mollie Lilienfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (260-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 36-02 Sprayview avenue and 111 Beach 36th street, northwest corner (Block 317, part of Lots 83 and 87), Edgemere, Borough of Queens, was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on October 2, 1945; and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 14, 1942, and modified by a new decision of the borough superintendent, acting on Misc. Applic. 1620-42, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under section 7h for a term of two years from the date of this amended resolution to permit the premises for a distance of 60 feet from Sprayview avenue and 100 ft. on Beach 36th street, to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* * * * and that other than as herein *amended*, the conditions of the resolution of July 14, 1942, shall be complied with and that a certificate of occupancy shall be obtained." (Misc. Applic. 1620-42.)

220-44-BZ

APPLICANT—Imre Chairman, for D'Abramo Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from stable to non-storage garage for five motor vehicles, and motor vehicle repair shop, first floor and warehouse upper floors.

PREMISES AFFECTED—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (220-44-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the change of occupancy of an existing building from a stable and wagon storage and garage for 12 motor vehicles (in the cellar) to a garage for more than five motor vehicles and a motor vehicles repair shop without complying with yard and area requirements for a new building: affecting premises 89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan, was granted by the Board on January 23, 1945, on certain conditions; and

WHEREAS, the resolution was amended on July 1, 1947; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 23, 1945, as amended by resolution adopted July 1, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

789-45-BZ

APPLICANT—Lama and Proskauer, for Daniel Battapaglia, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—50-62 to 56-20 Broadway and 34-01 to 34-05 56th street, southeast corner (Block 1195, Lots 44, 46, 50 and 52), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee..... 3

Negative: Chairman Murdock..... 1

MINUTES

THE RESOLUTION (789-45-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry: 56-02 to 56-20 Broadway and 34-01 to 34-05 56th street, southeast corner (Block 1195, Lots 44, 46, 50 and 52), Woodside, Borough of Queens, was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, plans submitted for approval, were approved by the Board on February 4, 1947, as being in substantial compliance with the conditions of the resolution adopted by the Board on July 16, 1946; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 16, 1946, as *amended* by resolution approving plans adopted February 4, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution (N.B. Applic. 1882-45)."

527-46-BZ

APPLICANT—Lama and Proskauer, for Theodore Imbiow, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as an automobile repair shop (now to include paint shop).

PREMISES AFFECTED—169-189 East 98th street, east side, 50 ft. north of Dumont avenue (Block 3549, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (527-46-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district, for a term of ten (10) years, the erection and maintenance of a building to be used as an automobile repair shop, affecting premises 169-189 East 98th street, east side, 50 ft. north of Dumont avenue (Block 3549, Lot 2), Borough of Brooklyn, was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on May 20, 1947, to include a paint shop; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 20, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

" . . . that in view of statement by applicant that plans have been filed and approved by the borough superintendent, that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution."

904-46-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete and change of name of owner—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry and lubritorium, for a term of years.

PREMISES AFFECTED—2018-2032 Stillwell avenue and 2551-2561 86th street, northwest corner (Block 6860, Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (904-46-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry and lubritorium for a term of ten (10) years, affecting premises 2018-2032 Stillwell avenue and 2551-2561 86th street, northwest corner (Block 6860, Lot 28), Borough of Brooklyn, was granted by the Board on February 4, 1947, on certain conditions; and

WHEREAS, plans submitted for approval, were approved by the Board on March 11, 1947, as being in substantial compliance with the conditions of the resolution adopted by the Board on February 4, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 4, 1947, only so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution."

317-47-BZ

APPLICANT—Lama and Proskauer, for Hamilton Center Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the change of occupancy from office, storage of incombustible materials and five motor vehicles, to storage garage for more than five motor vehicles, office and machining of ship parts.

PREMISES AFFECTED—340-344 Hamilton avenue, west side, 69 ft. 7 in. south of Mill street (Block 552, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (317-47-BZ)

MINUTES

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy from office, storage of incombustible materials and five (5) motor vehicles to storage of more than five motor vehicles, offices and machining of ship parts, affecting premises 340-344 Hamilton avenue, west side, 69 ft., 7 in. south of Mill street (Block 552, Lot 18), Borough of Brooklyn, was granted by the Board on November 12, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 12, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within three (3) months from the date of this amended resolution."

253-23-BZ

APPLICANT—Samuel Gardstein and Son for Vernon Terrace, Inc., owner (Newport Press, Inc., lessee).

SUBJECT—Application for consideration—reopening as to garage use only—re Application (decision of the borough superintendent) previously denied under sections 7e and 7i of the zoning resolution, to permit in a business use district the change of occupancy from public garage (previously granted by the board), to garage for more than five motor vehicles, motor vehicle repair shop, assembly, testing and storage of diesel engines and printing shop.

PREMISES AFFECTED—14-18 East 98th street, west side, 102 ft. 3 $\frac{3}{8}$ in. south of East New York avenue (Block 4600, Lots 15 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein, Jerome S. Weinstein and Philip Horowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied. The Board deemed that no new facts were presented to justify a rehearing.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

308-37-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening—and amendment of resolution—re Application (decision

of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include lubricatorium and car laundry (previously granted by the Board, under section 7c of the zoning resolution, permitting the extension of gasoline service station, and also the parking and storage of more than five motor vehicles of the pleasure car type).

PREMISES AFFECTED—538 Trinity avenue and 696 East 149th street, southeast corner (Block 2557, Lot 96), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher and Alfred G. Vollmar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

334-44-BZ

APPLICANT—Louis Allen Abramson and Bond Stores, Inc., for Frances M. Newman, owner (Bond Stores, Inc., lessee).

SUBJECT—Application for consideration—reopening to consider new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed reduction in loading space as required under Article IV, section 19a of the zoning resolution (previously denied).

PREMISES AFFECTED—398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. N. Resche and Robert Jahelka.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That all the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to March 2, 1948.

Cal. No. Dept. Premises Affected.

151-48-BZ—H.B.Q.—78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 50-15 to 50-17 Hillyer street and 78-10 to 78-20 Queens boulevard (Block 2453, Lot 3), Elmhurst, Borough of Queens, N.B. 7011-47.

152-48-A—F.D.—1199 Bergen street, north side, 357 ft. 8 in. east of New York avenue (cellar); (Block 1214, Lot 66), Borough of Brooklyn, 11894-LC and Decision.

153-48-A—H.B.Bx.—2726 Holland avenue, east side 352.9 ft. north of Allerton avenue (1st floor); (Block 4511, Lot 13), Borough of The Bronx, Amendment to Alt. 467-47.

154-48-A—H.B.R.—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed of mapped street—Seaside boulevard), N.B. 10-48.

155-48-BZ—H.B.M.—120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan, Misc. E.S. 5-48.

156-48-BZ—H.B.B.—1693-1695 Atlantic avenue, north side. 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn, N.B. 808-47.

157-48-A—H.B.Q.—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street (2nd floor); (Block 10092, Lot 3), Jamaica, Borough of Queens, Alt. 174-48.

158-48-BZ—H.B.M.—4360-4374 Broadway, east side, 50 ft. south of West 187th street and 660-662 West 187th street (Block 2167, Lot 38), Borough of Manhattan, Amendment to Alt. 1036-47.

159-48-BZ—H.B.M.—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan, Alt. 185-48.

160-48-BZ—H.B.Q.—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens, N.B. 7212-47.

161-48-A—H.B.M.—87 Chrystie street, west side, 175 ft. north of Hester street (2nd to 7th floors); (Block 304, Lot 29), Borough of Manhattan, Alt. 1590-47.

162-48-SM—Modern Art Cinder Blocks, manufactured by Modern Art Stone Corp., Material.

163-48-A—H.B.Q.—111-21 Jamaica avenue, north side, 187.71 ft. east of 112th street (2nd floor); (Block 9226, Lot 26), Richmond Hill, Borough of Queens, Amendment to Alt. 1402-47.

164-48-BZ—H.B.Q.—97-01 to 97-09 Queens boulevard, northeast corner of 63rd drive (Block 2090, Lot 1), Rego Park, Borough of Queens, N.B. 10487-46.

165-48-BZ—H.B.Bx.—1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx, Alt. 33-48.

166-48-BZ—H.B.Bx.—1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx, Alt. 67-48.

167-48-SM—A. J. Wildman and Son Flameproof Serpentine (paper), manufactured by A. J. Wildman, Material.

168-48-SA—Ross Industrial Oven (Electric) oil or gas-fired), Appliance.

169-48-A—H.B.M.—8 Beach street, south side, 95 ft. 1 in. west of West Broadway (Block 190, Lot 39), Borough of Manhattan, Amendment to Alt. 1189-44.

170-48-A—H.B.R.—27 Richmond avenue, east side, 154 ft. south of Richmond terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond, Alt. 5-48.

171-48-SA—Superfex Suspended Heating Unit (ceiling furnace), Model 550, Appliance.

172-48-SA—Anchor Oil Burner, Model C-3, Appliance.

173-48-A—F.D.—80 Sedgwick street, south side, 175 ft. west of Columbia street (2nd floor); (Block 318, Lot 19), Borough of Brooklyn, 21501-LF.

174-48-A—F.D.—160-164 Broadway, east side, 76 ft. 7 $\frac{3}{4}$ in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11 $\frac{5}{8}$ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8 $\frac{1}{4}$ in., south of Maiden lane (Block 64, Lot 15), Borough of Manhattan, 40734-LF and Decision.

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178-48-BZ—H.B.M.—403-405 Avenue of The Americas (6th), south side, from Christopher street to Greenwich avenue, 2-6 Christopher street, and 1-5 Greenwich avenue (Block 593, Lot 13), Borough of Manhattan, Amendment to Alt. 27-48.

CALENDAR

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333-28-BZ—H.B.Q.—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens, N.B. 6886-47.

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MARCH 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

602-47-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of Ruth Goldner, owner (Warwick Laboratories, lessee), reopened November 5, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

720-47-BZ—Application, July 29, 1947, under sections 7f and 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Henry M. Meyer, owner, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubricatorium; premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

935-47-BZ—Application, October 24, 1947, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mildred Burstein, owner, to permit in a residence use, F area district, the erection of a building without the required setback; premises 209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43 (formerly Lot 41), Queens Village, Borough of Queens.

1063-47-BZ—Application, December 12, 1947, under sections 7f and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Bounding Home Corp., owner, to permit in a residence and business use, D area

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district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

2-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Monogram Realty Company, owner, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years; premises 724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

431-47-BZ—Application, March 18, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Good Will Steam Laundry, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a business building, using more than the permitted area; premises 56 Grafton street, west side, 340 ft. 5 in. north of Sutter avenue (Block 3512, Lot 73), Borough of Brooklyn.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

884-47-BZ—Application, October 15, 1947, under sections 7f and 7i of the zoning resolution, of William J. Burke, applicant, on behalf of Michael Zambrotto, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

997-47-A—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

913-38-BZ—Application of Soontup and Rapson, applicants, on behalf of Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee), reopened April 22, 1947, under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board for the parking and storage of more than five (5) motor vehicles); premises 80-12 Kew Gardens road, south side, between 80th road and Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Con-

course, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

103-37-BZ—Application of Henry C. Brucker, applicant, on behalf of Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee), reopened March 16, 1943, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of years (previously granted by the Board); premises 61-10 to 61-18 (2514-2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

290-45-BZ—Application of Emanuel M. Glick, applicant, on behalf of Jacob and Sylvia Duel, owners, reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles (previously denied by the Board); premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

346-47-BZ—Application, April 11, 1947, under sections 7f and 7i of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owners, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

514-47-BZ—Application, May 17, 1947, under sections 7b and 21 of the zoning resolution, of Ervin Palmer, applicant, on behalf of Harry Field, owner, to permit in a residence and local retail use, B area district, the erection and maintenance of a building to be used as a loading space, office, showroom, stockroom, store and shop without the required rear yard; premises 645 East 12th street, north side, 83 ft. west of Avenue C (Block 395, Lot 39), Borough of Manhattan.

515-47-BZ—Application, May 17, 1947, under sections 7b and 21 of the zoning resolution, of Ervin Palmer, applicant, on behalf of Harry Field, owner, to permit in a residence and local retail use, B area district, the erection and maintenance of a building for truck terminal, stockroom and the parking of four (4) trucks, without the required rear yard; premises 646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

901-47-A—646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

793-47-BZ—Application, September 2, 1947, under sections 7e and 7f of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Margaret A. Pitbladdo, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, office, auto laundry and lubritorium; premises 10-16 Caton avenue and 7-17 Dahill road, southeast corner (Block 5323, Lots 1 and 2), Borough of Brooklyn.

1039-47-BZ—Application, December 8, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Metropolitan Bakery, Inc., owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 40-41 Westchester Square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

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1097-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of Congregation Hope of Israel, owner, to permit in a residence use, B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue, classrooms and gymnasium; premises 841-843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx.

1038-47-BZ—Application, December 4, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Admirable Realty Corp., owner, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using more than the area permitted; premises 55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

1110-47-SM—Pomco 2" Fuel Oil Fill Box (Fill Pipe Terminal).

965-47-SA—Blackstone Automatic Washer, Model 150.
HARRIS H. MURDOCK, *Chairman*.

MARCH 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 9, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

048-47-A—431 7th avenue, east side, 74 ft. $\frac{3}{4}$ in. south of West 34th street (Block 809, Lot 82), Borough of Manhattan.

072-47-A—824 Jamaica avenue, south side, 87-15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

39-47-A—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7), Borough of Manhattan.

5-48-A—13-17 Forrest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn.

3-48-A—99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

4-48-A—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

5-48-A—99-20 Metropolitan avenue, southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 16, 1948, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the reestablishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

537-47-BZ—Application, May 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony and Joseph Garone, owners, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced; premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

684-47-BZ—Application, July 11, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium; premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

979-47-BZ—Application, November 6, 1947, under section 7i of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Herman Lieberman, owner, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop; premises 488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work

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shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

938-47-BZ—Application, October 28, 1947, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony Ferrant, owner, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted area; premises 2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

1033-47-BZ—Application, December 5, 1947, under section 21 of the zoning resolution, of George G. Miller, applicant, on behalf of Undel Realty Corp., owner, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted; premises 1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

19-48-BZ—Application, January 7, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Sokoloff, owner, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area; premises 117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

34-35-BZ—Application of Irving M. Fenichel, applicant, on behalf of Ken-Isle Inc., owner (Kent Stores, Inc., lessee), reopened February 3, 1948, under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the proposed extension to existing dry cleaning plant and fur vaults; premises 17-05 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4732, Lot 9, Block 4746, Lot 1, Block 4729, Lot 46 and Block 4747, Lot 1), Whitestone, Borough of Queens.

972-41-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward Sherman Supply Co., owner, reopened February 17, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7c of the zoning resolution, permitting the extension from a business use district, and, also the use of a portion of a rear yard located partly in a residence use district, as ingress and egress to part of the said proposed business use; premises 116-01 to 116-13 Merrick boulevard (road), southeast corner of 116th avenue (Block 3108, Lot 1), St. Albans, Borough of Queens.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry; premises

331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

572-47-BZ—Application, June 11, 1947, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Cortsmith Realty Corp., owner, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores; premises 235-245 Kings Highway, 1701 West 9th street, northwest corner, and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn.

705-44-BZ—Application of Samuel Roth and Herman Kron, applicants, on behalf of Van Owners Purchasing Bureau, Inc., owner, reopened December 9, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied by the Board); premises 162-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

1231-40-BZ—Application of Henry Nordheim, applicant, on behalf of Angelina De Roma, owner, reopened May 6, 1947, under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station; premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

50-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

806-47-BZ—Application, August 20, 1947, under section 7e of the zoning resolution, of Randolph M. Smith, applicant, on behalf of Cleve F. O'Dell, owner, to permit in a residence use district, the change in occupancy from two family dwelling, to two family dwelling and hair dressing parlor; premises 175-20 109th avenue, southwest corner of 176th street (Block 10267, Lot 39), Jamaica, Borough of Queens.

1010-47-BZ—Application, November 25, 1947, under sections 7f and 7i of the zoning resolution, of Raymond Irrera, applicant, on behalf of Helen J. Edgar, owner (Dominick Mustello, lessee), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and garage for five motor vehicles; premises 30-11 to 30-17 37th avenue and 36-48 to 36-60 31st street, northwest corner (Block 599, Lot 1), Long Island City, Borough of Queens.

1053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

1103-47-BZ—Application, December 23, 1947, under section 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf of Herman Applebaum, owner, to permit in a business and business-1 use, C and D area district, the extension to existing building, using more than the area permitted; premises 174 Richmond avenue, west side, 27.5 ft. north of Harrison avenue (Block 1077, Lots 52 and 72), Port Richmond, Borough of Richmond.

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1111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavalieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

1113-47-BZ—Application, December 30, 1947, under section 7c of the zoning resolution, of Oswald Fischer, applicant, on behalf of Stapleton and Schneider, Inc., owners (Motor Sales, Inc., lessee), to permit in a business use district, the sale and display of more than five motor vehicles; premises 74-15 Northern boulevard, north side, 50 ft. west of 75th street (Block 1170, Lot 45), Jackson Heights, Borough of Queens.

55-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{4}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27, Borough of Brooklyn.

04-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 55), Jamaica, Borough of Queens.

80-46-SM—American Welded Wire Fabric (for concrete reinforcement).

29-47-SA—Scanlon-Morris A 420 Pressure Autoclave; Scanlon-Morris, A 410 Pressure Water Sterilizer and Scanlon-Morris A 434 to A 438 Nonpressure Instrument Sterilizer.

169-38-SM—Kimsul Insulation (improved); (reopened January 9, 1948 re amendment of resolution).

18-22-SA—National Radiator Oil Burner, Series R (reopened January 20, 1948 re amendment of resolution).

82-44-SM—Kilnoise Acoustical Plaster.

5-47-SM—Kohler Chromium Plated Brass Sink Lava-ry or Bath Trap, additional model (reopened January 0, 1948).

8-47-SM—Flamecote (flameproofing compound).

9-47-SM—Flamefoil (Canvas).

04-47-SA—Richfield Flame Control.

94-47-SM—Yonkers Concrete Products, Inc., Concrete and Cinder Building Blocks.

41-47-SM—Flamefoil Awning Striped Canvas.

42-47-SM—Flamefoil Fabrix.

43-47-SM—Flamefoil Beauvan.

944-47-SM—Phil-Pro-Tex 101.

40-48-SM—F. Schumacher & Co. Nylon Woven Fabrics.

1028-47-SA—General Electric Automatic Washer, Model 1AW6A3.

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Room 1013, Municipal Building, Manhattan, on the following *Tuesday afternoon*, March 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

73-48-A—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MARCH 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Penacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

CALENDAR

201-27-BZ—Application of Lama and Proskauer, applicants, on behalf of L. R. Realty Co., Inc., owner, reopened November 5, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles); premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

1-48-BZ—Application, January 2, 1948, under sections 7b, 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners; A. & F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, sub-lessee, to permit in a residence and business use, C area district, the extension of the first floor of existing building for commercial use, (cafeteria-dining room), using more than the area permitted and without the required legal rear yard; premises 875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6, inclusive), Borough of Brooklyn.

599-32-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee), reopened June 3, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance; premises 596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

596-47-BZ—Application, June 18, 1947, under sections 7e and 21 of the zoning resolution, of Charles L. Koester, applicant, on behalf of Clinton Leggett, owner, to permit in a residence use district, the change in occupancy from dwelling to dwelling and store; premises 219-41 91st road, north side, 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens.

959-47-BZ—Application, October 30, 1947, under section 7c of the zoning resolution, of Milfin Realty Corp., applicant and owner, (Fink Baking Corp., lessee), to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles; premises 503-505 East 76th street, north side, 98 ft. east of York avenue (Block 1488, Lots 5 and 6), Borough of Manhattan.

962-47-BZ—Application, November 3, 1947, under sections 7b, 7c and 7i of the zoning resolution, of Henry

Nordheim, applicant, on behalf of Silvio Bello, owner, to permit in a business and unrestricted use district, the change in occupancy from garage for five motor vehicles to motor vehicle repair shop; premises 1495-1497 Inwood avenue, west side, 216.17 ft. north of East 172nd street (Block 2865, Lot 88), Borough of The Bronx.

1031-47-BZ—Application, December 4, 1947, under sections 7c and 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Alfio Longhitano, owner and lessee, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and accessory sales for a term of ten (10) years; premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

1108-47-BZ—Application, December 23, 1947, under section 7e of the zoning resolution, of Arthur Jovis, applicant, on behalf of Ray Stiller, owner, to permit in a business use district, the change in occupancy and extension of building from existing non-storage garage for not more than five cars to wetwash laundry; premises 4506 Furman avenue, northeast corner of East 239th street (Block 5085, Lot 5), Borough of The Bronx.

10-48-BZ—Application, January 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Norman Cleaners and Dyers, Inc., owner, to permit in a business and unrestricted use district, the extension to existing dry cleaning plant, to be used as a filter room; premises 417-425 West 219th street, north side, 122 ft. 7½ in. east of Broadway and 5126-5132 Broadway and 416-420 West 220th street (Block 2215, Lots 803, 810, 811, 831 and 835), Borough of Manhattan.

80-48-BZ—Application, January 29, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Twin Maple Construction Co., Inc., owner, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices; premises 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

99-48-BZ—Application, February 6, 1948, under section 7c of the zoning resolution, of B. H. Whinston, applicant, on behalf of Rossbach Homes, Inc., owner, to permit in a residence use district, the erection of a business building (stores); premises 72-02 to 72-22 164th street, west side, from 72nd to 73rd avenues (Block 6843, Lot 1), Flushing, Borough of Queens.

120-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Leo Pincus, applicant, on behalf of Chizner Bros. Building Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 73-19 to 73-27 164th street, northeast corner of 75th avenue (Block 6965, Lot 28), Flushing, Borough of Queens.

123-48-BZ—Application, February 16, 1948, under section 7h of the zoning resolution, of Abraham L. Hyman, applicant, on behalf of Tombarel Products Corp., owner (Jordan Samuel, lessee), to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years; premises 111-115 East 24th street, north side, 144 ft. east of 4th avenue (Block 880, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1109-47-A—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

9-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

37-48-A—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

96-48-A—87-04 164th street, southwest corner of Highland avenue (Block 9772, Lot 54), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MARCH 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

351-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 6, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 6, 1948, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matter:

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MAY 4, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 4, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 2, 1948, 10 A.M.

Present: Chairman Murdock, Commissioner Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 17, 1948, were approved as printed in Bulletin of February 24, 1948, Vol. 33, No. 8.

ZONING APPLICATIONS

351-26-BZ

APPLICANT—Z. and Z. Realty Corp., owner (James E. Hanrahan, lessee).

SUBJECT—Application reopened January 27, 1948, for consideration as to amendment of resolution—re Appli-

cation (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building.

PREMISES AFFECTED—178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Wm. B. O'Connor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1948 at request of applicant's representative, to permit applicant to send out notices of hearing.

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201-27-BZ

APPLICANT—Lama and Proskauer, for L. R. Realty Co., Inc., owner.

SUBJECT—Application reopened November 5, 1947,—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles).

PREMISES AFFECTED—333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Lama, L. Rosenberg and L. L. Rosenberg.

For Opposition: M. T. Evans, R. B. Evans and Robt. Davis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A.M., for an inspection by a committee of the Board and for decision. Hearing closed.

330-28-BZ

APPLICANT—George W. Springsteen, for A. H. Consumers Society, Inc., owner.

SUBJECT—Application reopened October 15, 1947—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor).

PREMISES AFFECTED—50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

APPEARANCES—

For Applicant: Geo. W. Springsteen, I. M. Atkin and A. E. Kazan.

For Opposition: Marvin L. Levitt, Irving R. Solomon, Jos. Criger and C. Seiter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A.M., for possible re-inspection and for decision by Board without further argument. Hearing closed.

913-38-BZ

APPLICANT—Soontup and Rapson, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened April 22, 1947—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board for the parking and storage of more than five (5) motor vehicles).

PREMISES AFFECTED—80-12 Kew Gardens road, south side, between 80th road and Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Benedict Leo Lurie and J. S. Rapson.

For Opposition: F. E. Hertton, Richard Acesander, Eliz. Pendry, M. M. Flotte and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A.M., for further consideration; hearing closed. Applicant to file revised plans.

363-42-BZ

APPLICANT—Henry Nordheim, for Anna Berkowitz, owner.

SUBJECT—Application reopened September 9, 1947—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time.

PREMISES AFFECTED—2244 Barker avenue and 650 Thwaites place, southeast corner and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Henry F. Norden, H. Hollock, M. A. Norden and Erik L. Jensen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A.M., for an inspection by a committee of the Board and for decision. Hearing closed.

836-42-BZ

APPLICANT—J. M. Berlinger, for Elhy Operating Corp., owner.

SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail-l use district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 993, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Neustein, C. Stone and J. Berlinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A.M. Applicant to file corrected plans of contiguous yard conditions.

311-47-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner (Harry Nemuth, lessee.)

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution and Section 60 of the Multiple Dwelling Law, to permit in a residence use district, the parking of more than five (5) motor vehicles for patrons of hotel, no fee to be charged.

PREMISES AFFECTED—134 Beach 114th street, northeast corner of Ocean Promenade (Block 658, part of Lot 46), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: Charles S. Belden, Katherine Bradley, Frederick J. Seelig, Jr., Daniel M. Redmond, Harry Warras and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board. Date for decision to be set; applicant to be notified.

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572-47-BZ

APPLICANT—Seelig and Finkelstein, for Cortsmith Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores.

PREMISES AFFECTED—235-245 Kings Highway, 1701 West 9th street, northwest corner and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Finkelstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A.M., on request of applicant.

752-47-BZ

APPLICANT—Karl Propper, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted.

PREMISES AFFECTED—2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Goertner.

For Opposition: J. Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A.M., on request of applicant's representative.

895-47-BZ

APPLICANT—Lawrence M. Rothman, for H.A.M. Realty Corp., owner (Jacob Herrlich Sons, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel.

PREMISES AFFECTED—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Solomon Pearlman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A.M., on request of applicant's representative.

1083-47-BZ

APPLICANT—Samuel Rosenblum, for Domestic Linen Service Inc., and 333 East 105th Street Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry.

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and S. H. Mills.

For Opposition: Frank Ricca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A.M.

1-48-BZ

APPLICANT—Paul Friedman, for Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners (A. & F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, Inc., sub-lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of the first floor of existing building for commercial use (cafeteria-dining room), using more than the area permitted and without the required legal rear yard.

PREMISES AFFECTED—875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and George Cohen.

For Opposition: Samuel M. Shorenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A.M., for further consideration and decision; no further argument.

327-27-BZ

APPLICANT—Harry A. Yarish, for Howard Motor Sales Corp., owner.

SUBJECT—Application reopened November 18, 1947—Application (decision of the borough superintendent), under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area.

PREMISES AFFECTED—741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and Moe Steinberg.

For Opposition: M. Zapin and B. Dourbush.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (327-27-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a garage for more than five motor vehicles, affecting premises 745-757 Ralph avenue, east side, 275 ft. south of Sutter avenue and 16 ft. north of East 98th street (Block 3531, Lot 7), Borough of Brooklyn, was denied by the Board on October 28, 1927; and

WHEREAS, this garage, although permitted by the Court, was not erected; and

WHEREAS, the applicant requested a reopening of this application under section 7h of the zoning resolution, to

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permit for a term of two years, the parking and storage of more than five motor vehicles; and

WHEREAS, the application was granted by the Board on May 23, 1939, on conditions; and

WHEREAS, the term of variance was extended from time to time, and last extended on May 13, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on the roof of the premises; and gasoline service station, washing and greasing of motor vehicles using more than the permitted area, affecting premises 741 to 757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on November 18, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin, and laid over to March 2, 1948 for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Ralph avenue is in a business use, C area and Class 1 height district; East 98th street is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1947, re N.B. Applic. 260-47, reads:

"2. Proposed one story structure as shown on plans exceeds allowable occupied area of lot in violation of Art. IV, Sec. 13b, zoning resolution.

3. Proposed use of structure for showroom, repairs, gas station and storage for more than five cars on a lot within a business use district violates Art. II, Sec. 4a, Subd. 15-29-46 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 160 ft. 11 in. and 16 ft. 7 in. front by 100 ft. in depth, vacant, presently used as a parking and storage lot for more than five motor vehicles; that it is proposed to erect a building 175 ft. front by 80 ft. in depth, one story, 14 ft. in height, of Class 1 construction, to be used as an automobile showroom, garage for more than five motor vehicles, gasoline service station and motor vehicle repair shop; and

WHEREAS, the applicant contends that the owner is presently located at 1410 Pitkin avenue, two blocks from the subject premises, where they have for the past 23 years been selling and servicing cars; that because of their manner of doing business they have outgrown their present site and find it difficult to properly carry on their business because of the lack of the necessary space; that to remove their business from this area where they are well known and enjoy a fine reputation would be detrimental to their business; that the subject premises are situated in an area whose character has already been completely determined by the existence of such non-conforming uses as garages, repair shops, gas stations, etc., that these non-conforming uses have so determined the character of the neighborhood that no conforming use can be made of the property, and as evidence thereof the records indicate that these premises have never been built upon, or used for any other purpose except permitted parking and storage; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to area, and is, therefore, entitled to relief on the ground of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area

district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7f, 7i and 21 thereof, to permit the occupancy of the premises as proposed and as shown on revised plans marked "Received February 26, 1948," three sheets, *on condition* that the building shall not exceed one story in height as proposed; that there shall be no windows or other openings in the rear or side walls; that any skylights erected shall be not nearer than 20 ft. to the rear or side lot lines; that the building shall be used primarily for car display and the cellar for storage of cars dealt in by the agency occupying the premises; that there shall be no parking of cars on the roof; that at the rear of the building there may be arranged a space for servicing of cars provided no repairing is done except that by hand tools only; that any gasoline service installed within the building shall be for emergency use only for cars dealt in and not for passing motor vehicles; that no signs shall be erected on the building advertising the sale of gasoline; that the gasoline equipment shall not exceed one pump and two (2) 550 gallon tanks; that the boiler room shall be separated from the balance of the building and enterable only from the exterior; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution, and that a certificate of occupancy shall be obtained upon completion.

760-41-BZ

APPLICANT—William I. Hohauser, for Arthur Enterprises, Inc., owner.

SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments, using more than permitted distance from intersection and without the required rear yard.

PREMISES AFFECTED—1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph V. McKee, Irving Belfer and Gilbert Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee

Negative

THE RESOLUTION (760-41-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business use district extending into a residence use district, the alteration and change of use of an existing building from motion picture theatre, stores and office and restaurant to bowling alleys, restaurant, stores and office and having show windows, signs, and doors fronting on a residence street extending more than 25 ft. from St. Nicholas avenue; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block No. 2166, Lot No. 16), Borough of Manhattan, was granted by the Board on November 12, 1941, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowl-

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ing alleys to restaurant, stores, dentist offices and apartments, using more than the area permitted, with show windows more than the permitted distance from intersection, and without the required rear yard; and

WHEREAS, this case was reopened by vote of the Board on October 21, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, December 2, 1947, after due notice by publication in the Bulletin; and laid over to December 9, 1947 for inspection by a committee of the Board, and again laid over, from time to time, on request of applicant's representative, to March 2, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that St. Nicholas avenue is in a business use B area and Class 1 $\frac{1}{4}$ height district; West 185th street is in residence and business use, B area and Class 1 $\frac{1}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 3, 1947 on Alt. Applic. 1688-47 reads:

"1. Proposed change of use from bowling alley to store in a bldg. partly in a Residence Use District is contrary to Sec. 3, Art. II, Zoning Resolution.

2. Proposed coverage exceeds that permitted in Sec. 12 (b) Zoning Resolution.

3. Proposed extension of show window would be contrary to Sec. 7-A Zoning Resolution.

4. Provide a rear yard as required by Sec. 17 Art. IV, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 79 ft. 11in. frontage by 200 ft. in depth, on which is located a building 79 ft. 11 in front by 194 ft. in depth, irregular, typical floor 67 ft. 11 in. front by 194 ft. in depth, two stories, 25 ft. in height, of Class 1 and 3 construction; that it is proposed to construct a two story extension on West 185th street front, 154 ft. by 12 ft., 25 ft. in height, of Class 1 and 3 construction, to be used as store, dentist offices and apartments with the show windows nearer to residence district than permitted; that it is proposed to have the extension the same depth as the present building, leaving only a 6 ft. rear yard; and

WHEREAS, the applicant contends that the premises in question are bounded on the west by a vacant lot under the same ownership and on the south by an apartment house; that the main portion of the premises is now used as a bowling alley pursuant to a variation granted by the Board under Cal. 760-41-BZ; that it is proposed to change the bowling alley into a store with show windows running along West 185th street for a distance of 100 ft. from St. Nicholas avenue in lieu of the present show windows which run approximately 65 ft. from St. Nicholas avenue, and to erect a two story building devoted to professional offices and apartment along the strip of land lying between the north side of the building and the building line on West 185th street; that the owner proposed to rent the store to a chain super market, thus meeting a strong demand for one in the immediate neighborhood, as the great bulk of food shops are found on 181st street and south of 181st street, a considerable distance from the plot in question; that the proposed change will be made under such conditions as will safeguard the character of the residential area; that the owner has been advised by several of the chain store super markets who are interested in the affected premises that the store cannot be used for their purposes, with a smaller store front than requested; that the granting of the requested use variation will in no way adversely affect the character of the surrounding area but on the contrary the proposed conversion of the major portion of the building from a bowling alley to a large food store to be occupied by one of the chain super markets will be a very appropriate and desirable improvement and a positive benefit to the neighborhood; that the strict enforcement of the area requirements will result in practical difficulties and unneces-

sary hardship and will not be balanced by any corresponding benefit to the owners of the property in the affected area; that the general purpose and intent of Sections 12b and 17 of Article IV of the zoning resolution that a building in a B district shall not occupy for a new building more than 65% of the area of the lot, in the case of an interior lot, or more than 80%, in the case of a corner lot, and shall have a rear yard of certain dimensions, is to require each such structure to be provided with enough space about it to secure sufficient light and ventilation to the adjacent properties; that in the present application this area restriction would serve no useful purpose and is unnecessary because of the unique conditions which are present; that the area surrounding the plot in question is fully developed and its character as regards plot ventilation has already been determined; that the existing structure, which is approximately 56 ft. in width, has a rear yard of six feet in depth, substantially similar to the rear yards of the other buildings in the block; that the proposed additional structure will in no way affect this rear yard and will be provided with a rear yard of equal depth; that the present area restriction, which permits the buildings on the adjacent properties on the same block to cover substantially the entire area of such plots while preventing the construction of the proposed building in accordance with the filed plans, results in unjust and arbitrary inequality and interference with fair competition; that the present indentation between the northerly wall of the existing structure and the building line, which would be eliminated by the proposed structure, is now frequently used as a place for the deposit of refuse and therefore affects both the sanitation and appearance of the neighborhood; that the westerly wall of the existing structure is a blank wall and is unattractive to the property owners on the opposite side of the street; that the proposed structure, however will be built of the same face brick as the St. Nicholas avenue side of the present structure, will be artistically designed to provide modern professional offices and apartments in keeping with the highest standards of modern construction; that the requested area variation will, therefore, if granted, enhance the appearance of the block and will help to meet the great need for housing facilities in the neighborhood, particularly by professional men, such as doctors and dentists; and

WHEREAS, the Board deemed that the application should be granted under sections 7c, 7A and section 21 (as to area).

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 12, 1941 by adding thereto:

"that in the event the owner desires to change the use of the premises hereinbefore permitted as a bowling alley for a new use as super market as indicated on revised plans marked "Received October 9, 1947," 8 sheets, and as proposed, and also to construct a residential extension on the portion of the property presently vacant facing on West 185th street as shown on such plans, such change of use and extension of area coverage may be permitted on condition that the building is not increased in height or area; that the rear exit passage and rear door to the south, opening upon the interior court shall be used solely for exit purposes and not for delivery of goods; that the new extension shall be used for residential use solely where so shown and shall not be extended further in height; that the design and facade shall be as proposed and as shown; that the new store windows shall not extend beyond the depth of the business use district, i.e., 100 ft. from St. Nicholas avenue; that no signs shall be erected on the building except on the proposed show windows other than those now existing except that there may be one sign above the show windows on the belt course provided such sign is not illuminated; that the face brick shall remain the present natural color without any painting and the extension for residence use as proposed shall be of face brick conforming with the balance of the building; that the existing rear yard and side yard

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shall not be reduced; that such portable fire-fighting equipment shall be maintained as the fire commissioner shall direct; that in all other respects, the proposed alteration shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution.

407-46-BZ

APPLICANT—E. Richard Crino, for Pasquale and Domenica Palomba and Santa Maimone, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stores and apartments to factory use.

PREMISES AFFECTED—712 East 214th street, south side, 119.03 ft. east of White Plains road (Block 4661, Lot 12), Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino and P. Palomba.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (407-46-BZ)

WHEREAS, E. Richard Crino, for Pasquale and Domenica Palomba and Santa Maimone, owners, filed June 4, 1946, an application under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stores and apartments to factory use, affecting premises 712 East 214th street, south side, 119.03 ft. east of White Plains road, (Block 4661, Lot 12), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 20, 1948, after due notice by publication in the Bulletin, and laid over to February 10, 1948 for inspection by a committee of the Board and again laid over to March 2, 1948, for applicant to submit additional information; and

WHEREAS, the district maps accompanying the zoning resolution show that East 214th street is in residence and business use, C area and Class 1¼ height districts; White Plains road is in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 16, 1946, re amendment to Alt. Applic. 94-46 reads:

"Amendment disapproved with the following objection repeated:—

1. In a residence district no building may be arranged for a use not permitted in Section 3, Zoning. Also in a residence district no unlawful use may be changed to another unlawful use. Building was erected under N.B. Plan #933-06 as store and dwelling for two families. There is no Certificate of Occupancy on record."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100.01 ft. in depth on which is located a building 45.10 ft. front by 60 ft. in depth, one story (15 feet) in height; that it is proposed to eliminate the rear apartment on ground floor and extend factory use over entire first floor; and

WHEREAS, the applicant contends that the building was erected in 1906 and has been occupied by non-conforming usages; that at present the front section is being used for light manufacturing (dresses); that due to the various uses in the entire neighborhood and consideration of esthetic character, in that it will aid in removing the unsightly

appearance of the building by reason of improving the premises throughout as well as neighborhood improvement, adherence to Section 3, Art. II will not serve the purpose and intent of the Zoning Law; that this request is made to alleviate the owner of undue hardship by reason of vacating building they now own and to permit occupation for their own factory use; that directly to east and west of this affected area are several buildings of nonconforming uses and proposed use will in no way affect the surrounding property owners; that the rear apartment is valueless as it does not provide a reasonable return on the investment; that it is the intent of the owners who now occupy the premises to remove the rear apartment, improve the ground floor with adequate toilet and exit facilities, improve the entire facade of building and build a new sidewalk; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, for a term of ten (10) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received June 4, 1946," two sheets, and one sheet marked "Received February 17, 1948," on condition that the building shall not be increased in height or area; that the side court to the east now existing on the present 50 ft. lot shall be maintained; that the manufacturing use shall be restricted to the first story; that the cellar shall be used only as proposed for storage space in conjunction with the first floor occupancy and present club use discontinued; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the manufacturing is of the needle work type as at present; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

756-47-BZ

APPLICANT—Max Horn, for Estate of John H. Brauer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Walter Brauer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (756-47-BZ)

WHEREAS, Max Horn, for Estate of John H. Brauer, owner, filed August 18, 1947, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; affecting premises 163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the

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Bulletin, and laid over to February 25, 1948 for inspection by a committee of the Board, and again to March 2, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Baisley boulevard is in a residence use, F and D area and Class 1 height district; Smith street is in a residence use, F and D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1947, re Misc. Applic. 4155-47, reads:

"1. The parking and storage of more than 5 cars on a plot located in a residence zone, is contrary to article 2 sec. 3 of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot 124.81 ft. front by 192.46 ft. in depth on which are located two attached frame 1-family dwellings and a 3-car cement block garage; and

WHEREAS, the applicant contends that the property has been in the family ownership for more than 35 years, when there were no restrictions against parking; that at first it was used for horse-drawn vehicles and later automobiles when they came into general use for patrons of the race track, as substantiated by affidavits filed herewith; that this plot was changed on June 21, 1947 from Business D to Residence F on 122nd Avenue; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has corrected his plans to eliminate reference to a gasoline station on Block 12381, Lot 10, as no gasoline station exists and if it previously existed, has been abandoned; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, to permit the plot to be occupied for the parking and storage of more than five (5) cars only during the racing season of the Jamaica Race Track and at no other times, *on condition* that a substantial fence shall be maintained on all street building lines and entrance shall be only from Baisley boulevard and 122nd avenue as shown with curb cuts opposite not exceeding 10 ft. in width each; that during the term of this variance the premises shall be occupied for no other use than as herein permitted and the existing residential use and accessory garage, and other than as modified under Cal. 796-47-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

857-47-BZ

APPLICANT—William A. Giesen, for Miled Properties, Inc., owner (K and D Gas Station, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—2177 Grand Concourse, west side, 259.79 ft. north of East 181st street (Block 3162, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: Wm. A. Giesen and J. Healy, Jr.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (857-47-BZ)

WHEREAS, William A. Giesen, for Miled Properties, Inc., owner; K & D Gas Stations, Inc., lessee, filed October 2, 1947, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for a term of two (2) years; premises: 2177 Grand Concourse, west side, 259.79 feet north of East 181st street (Block 3162, Lot 40), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 13, 1948, after due notice by publication in the Bulletin; and laid over to February 3, 1948 and again laid over to March 2, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Grand Concourse is in residence use, B area and Class 1¼ height districts; East 181st street is in residence and business use, B area and Class 1¼ height districts; and site is in residence use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 25, 1947, re Alt. Applic. 761-47, reads:

"1. Proposed use of lot for parking and storage of motor vehicles is not lawful within a residence use district. Article 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 26.26 ft. front by 94.55 ft. in depth (irregular), presently vacant, and used for storage and parking of automobiles left for lubrication at the adjoining gasoline service station, operated by the same lessee. It is proposed to use the vacant lot for the parking and storage of more than five (5) motor vehicles and for use as temporary storage of pleasure cars left for lubrication at gasoline service station; and

WHEREAS, the applicant contends that this appeal is based on section 7h of the zoning resolution, since, if privilege of using premises as a parking lot, etc. be denied, it would prove a severe hardship on the owners and lessees for the following reasons; that the advantages of a parking lot versus apartment for adjoining owners is also set forth; that site is assessed for \$11,000 at present and is too small to erect an apartment house on; that parking space is essential to the operation of the gasoline station and lubricatorium to the south, as that property is limited in size; that the property on which the gas station is located has an assessed land value of \$23,000. and building is assessed at \$7,000., making a total of \$30,000. for assessed value of lot 41; that total assessed value of both parcels under the same ownership and lease is \$41,000.; that while this is zoned as a residence district, the majority of first floor occupancies on both sides of the Grand Concourse are now business (as shown on photographs) and the Board has previously granted business uses in the affected area, which would indicate they realize the existing zoning does not adequately cover existing conditions and use requirements at this time; that there is an existing shortage of automobile storage and parking facilities in this neighborhood, where most families have cars and to permit the temporary use of lot 40 for this purpose would help alleviate this condition, as well as those leaving their cars at adjoining premises for lubrication for a few hours or overnight; that the maintenance of an open lot is more desirable for the owner of property north of lot facing the Grand Concourse and the owner directly in the rear facing Creston Avenue, as it insures light, air and view, which would not be the case if an apartment house were built on the subject site; and

WHEREAS, the parking and storage use has been carried on for several years without permit; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

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Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of five (5) years, to permit the plot known as lot 40 to be occupied for the parking and storage of more than five (5) motor cars in conjunction with the existing gas station on lot 41 under the same management and control, *on condition* that this shall not be deemed an extension of the gasoline station use; that the pumps shall be relocated on the gasoline portion of the premises, namely, lot 41, so as to be not nearer than 10 ft. from the street building line; that the existing curb cuts shall not be increased and shall be maintained as proposed and as indicated on plans filed with this application marked "Received October 2, 1947," two sheets, and one sheet, marked "Received January 21, 1948"; that all signs and lattice work against the adjoining apartment house to the north shall be removed and that the walls shall be continued against the adjacent rear yard as proposed and as indicated on such plans; that the parking area shall be properly surfaced to the satisfaction of the borough superintendent; that there shall be no building constructed on lot 40 during the term of this variance and no use on lot 40 other than the use herein permitted; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a certificate of occupancy shall be obtained.

894-47-BZ

APPLICANT—Koch and Wagner, for Bay Ridge Savings and Loan Association, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—7511 5th avenue, east side, 85 ft. 9 in. south of Bay Ridge parkway (Block 5942, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles C. Wagner and Harry L. Yakel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (894-47-BZ)

WHEREAS, Koch & Wagner, for Bay Ridge Savings & Loan Association, owner, filed October 28, 1947 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building using more than the area permitted, affecting premises 7511 5th avenue, east side, 85 ft. 9 in. south of Bay Ridge parkway (Block 5942, Lot 6), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 5th avenue and the site are in a business use, C area and Class 1¼ height district; Bay Ridge parkway is in residence and business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated October 14, 1947 on Alt. Applic. 3578-47 reads:

"1. Proposed one story extension upon the vacant portion of lot within a 'C' area district violates Art. IV, Sec. 13b."

and

WHEREAS, the applicant states that the premises consist of a plot, 21 ft. 1 in. frontage by 92 ft. 10 in. in depth (irregular) on which is located a building 21 ft. 1 in. front by 59 ft. 4 in. in depth, (irregular), 3 stories, 35 ft. 6 in. in height, of Class 3 construction, presently used as offices and two families; that it is proposed to extend the existing building 29 ft. 6 in. towards the rear lot line 11 ft. 10 in. in height, of Class 3 construction, to be used by the present owner; and

WHEREAS, the applicant contends that the existing rear yard, 19 ft. 8 in. wide and 33 ft. 6 in. deep, totals 658 sq. ft.; that the proposed coverage of the existing rear yard amounts to 88% and is necessitated by reason of providing additional working area adjoining the public space, and relocating the administrative offices in this new addition; that the existing fire escape now located on rear of building on upper stories will remain intact and egress from roof of new extension will be provided with a stationary iron ladder at rear wall of new addition, also that egress will be obtained to adjoining property through a gate in the fence; that the property does not abut a residential use district and will not obstruct any ventilation to adjoining properties; that ventilation for toilet and committee room will be provided by means of skylights or mechanical ventilation; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to area, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* to permit the extension of the existing building as proposed and indicated on plans filed with this application marked "Received October 28, 1947," 5 sheets, *on condition* that the extension shall be limited to one story in height; that a rear yard shall be provided as proposed with a gate in the fence as exit from the fire escape which shall be continued to the yard; that permit to use a gate in the fence for exit purposes shall be obtained from the adjoining owner and filed with the borough superintendent; that there shall be no openings in the lot line walls to the north or south; that the rear yard shall be paved and steel or ornamental fence shall be maintained around the yard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied as proposed; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

28-48-BZ

APPLICANT—H. M. Cole, for Motorola-New York, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from factory, showroom and storage (previously granted by the Board under Cal. 466-43-BZ, for a term of two years) to showroom, offices, shipping, television and radio repairs, for a period of ten (10) years.

PREMISES AFFECTED—146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole and Emil Leepson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (28-48-BZ)

WHEREAS, H. M. Cole for Motorola-New York, Inc., owner, filed January 6, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from factory, showroom and storage, to showroom, offices, shipping, television and radio repairs for a period of ten (10) years, affecting premises 146 to 150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution shows that West 63rd street is in residence and local retail use, B area and Class 1½ height districts; Amsterdam avenue is in residence and local retail use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated January 6, 1948, re Alt. Applic. 2488-47, reads:

"1. Proposed change of use within a residence district is contrary to the Board of Standards and Appeals resolution Cal. #466-43-BZ, also Art. II, Sec. 3 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. 5 in. in depth, irregular, on which is located a building 75 ft. front by 91 ft. in depth, 3 stories, 44 ft. in height, of Class 1 construction, formerly used as showroom, factory and storage; that it is proposed to remove the existing garage door openings at the first floor, except for the center shipping entrance; that it is proposed to modify the facade treatment at the 1st floor to remove garage appearance as well as to alter the entire first and second floor to accommodate the proposed occupancy; that the owner will occupy entire building; and

WHEREAS, the applicant contends that the occupancy stated is of a quiet and non-hazardous nature, and the building will serve as the business office and distribution center for the factory products of the Radio Corporation which owns the premises, with all loading and unloading of materials to be done within the building; that only wholesale trade will be accommodated by the business office and parts department; that the television and radio repair department at the rear of the 1st floor is for the dealers' purposes only, and repairs made only on the television and radio sets sold by the company; that storage of materials and packaged contents will be only as permitted under Fire Department regulations and the building will be made to comply in all respects with the Building Code and the Labor Law, as they apply; that the present arrangement, structure and character of the building does not lend itself economically to an occupancy other than of the type requested; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of ten (10) years to permit the occupancy as proposed and as shown on plans filed with this application marked "Received January 6, 1948," 6 sheets, on condition that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and for a building in a business use area; that such portable fire fighting appliances shall be maintained as the

fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

116-48-BZ

APPLICANT—Alexander D. Crosett, for News Syndicate Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area district, and class 1½ height district, the proposed addition of the 10th and 11th floors to the existing building, without the required setbacks.

PREMISES AFFECTED—223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (Block 1315, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Aaron Schwarz, Alexander D. Crosett and W. Lawrence.

For Opposition: John C. Dohm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (116-48-BZ)

WHEREAS, Alexander D. Crosett, for News Syndicate Co., owner, filed February 11, 1948, an application under section 21 of the zoning resolution, to permit in business and unrestricted use, B area and Class 1½ height districts, the proposed addition of the 10th and 11th floors to the existing building without the required setbacks, affecting premises 223 to 247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (Block 1315, Lot 24), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting March 2, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in a business use, B area and Class 1½ height district; East 42nd street, is in a business use, B area and Class 1½ height district; East 41st street is in business and unrestricted use, B area and Class 1½ height districts; and the site is in business and unrestricted use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 29, 1948, re Amend. to Alt. Applic. 1633-47, reads:

"6. Proposed construction of 10th & 11th floors should comply with height limitations of sec.8(f) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 355 ft. front by 197 ft., 5 in. in depth (irregular), on which is located a building 329 ft., 10⅝ in. front by 197 ft. 5 in. in depth, 10 and 37 stories in height, presently occupied as a newspaper plant; that it is proposed to construct two additional stories to the ten story portion of building 250 ft. 6⅞ in. by 98 ft. 8½ in. (irregular), 156 ft. 2 in. in height, of Class 1 construction; and

WHEREAS, the applicant contends that it is proposed to erect two additional stories to be used as Television Studios on top of the plant portion of the building and to extend the existing elevator and stair bulkheads to service the new studios in accordance with plans submitted with this application; that the areas and location requirements of the various functions pertinent to the new Television Station are such that they necessitate the erection of part of the new walls on top of existing walls at the building line as shown

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on plans submitted; that in addition, the new wall between columns 12 and 14 is shown 2 ft. 6 in. closer to the building line than permitted by the zoning resolution and the existing elevator and stair bulkheads are in excess of heights allowed by the zoning resolution; that it was intended at the time of the original construction to add five additional stories at a future date above the plant portion; that in order to accommodate the contemplated addition, the existing columns were extended a short distance above the roof and the existing roof structure was designed to carry the walls at the locations indicated on the plans; that at the present time only two additional stories are needed; that if the new addition were constructed in accordance with the amended zoning resolution now in effect, advantage could not be taken of the existing columns and roof beams and additional girders above the present roof to carry the new columns would have to be added; that this, in turn, would cause the new floor to be raised above the girders and add additional height to the new addition; that furthermore, applicant would be forced to either eliminate or drastically modify Studio "A" so that the functions of the Television Station would be seriously impaired; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to height, and is therefore entitled to relief on the ground of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the additional portion of the building proposed to be constructed over and above what would be permitted by the former restrictions as proposed and as indicated on plans filed with this application marked "Received February 20, 1948," 14 sheets, *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto, other than as amended by the Board under Cal. 147-48-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

754-47-A

APPLICANT—Imre Chairman, for Henry D. Greenberg, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—177-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A. M. for inspection by a committee of the Board and for further consideration.

896-47-A

APPLICANT—Lawrence M. Rothman, for H. A. M. Realty Corp., owner (Jacob Herrlich Sons, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 & 45), Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Solom Pearlman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1948 at 10 A. M. on request of applicant's representative, in connection with Cal. 895-47-BZ.

796-47-A

APPLICANT—Max Horn, for Estate of John H. Brauer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—163-33 Baisley boulevard, northwest corner of Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens (Under section 35, General City Law re bed of mapped street—(Smith street)).

APPEARANCES—

For Applicant: Max Horn and W. Brauer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (796-47-A)

WHEREAS, Max Horn for Estate of John H. Brauer, owner, filed September 3, 1947, an application pursuant to Section 35 of the General City Law affecting premises 163-33 Baisley boulevard, northwest corner Smith street (Block 12380, Lot 1), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1947, on Misc. Applic. 4155-47, reads:

"2. The erection of a building in the bed of a mapped street is contrary to Art. 3, Sec. 35, General City Law." and

WHEREAS, the applicant states that the premises consist of a lot 124.81 ft. by 192.46 ft. in area; located in a residence use, D and F area, Class 1 height district, upon which there exists a one story building 10 ft. in height; 27 ft. by 20 ft. in area, of Class 3 construction; erected 1934, used and occupied since 1934 as a three car garage; and

WHEREAS, the applicant contends that the three car garage in question, which is partly in the bed of the proposed widening of Smith street was built prior to 1934; that no building work is now contemplated; that this application is filed in conjunction with an application to permit the use of a portion of the premises for parking of more than five motor vehicles under Cal. 756-47-BZ; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, as to Misc. Applic.; 4155-47, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit that portion of the premises shown on the City Map to be taken for the widening of Smith street, to be occupied as permitted under Cal. 756-47-BZ *on condition* that the requirements of that resolution are complied with; that this variance is for the term as set forth in such resolution as to use.

1011-47-A

APPLICANT—Eastern Welded Products, Inc., for Welsh Bros. and Regina C. Draddy, owners.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—34-15 Bradley avenue and 51-46 35th street, northeast corner (Block 306, Lots 3 and 47), Long Island City, Borough of Queens

APPEARANCES—

For Applicant: John R. White.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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THE RESOLUTION (1011-47-A)

WHEREAS, Eastern Welded Products, Inc., lessee, for Welsh Brothers and Regina C. Draddy, owners, filed November 25, 1947 an appeal from orders and a decision of the fire commissioner, affecting premises 34-15 Bradley avenue and 51-46 35th street, northeast corner (Block 306, Lots 3 and 47), Long Island City, Borough of Queens; and

WHEREAS, Order 8361-C issued by the fire commissioner June 10, 1947, reads:

"2. File with Division of Combustibles, Fire Department, a Certificate of Occupancy from the Department of Housing and Buildings, authorizing the use of the premises as a motor vehicle repair shop (repair of tank trucks, tanks and sundries). C-26-181, Administrative Code."

and
WHEREAS, Order 4308-C issued by the fire commissioner November 4, 1946, reads:

"2. Provide an enclosure of approved fire retarding material about space where open flames (acetylene and oxyten torch) are used, separating same from remainder of premises and make door to said enclosure fireproof and self-closing. C19-72.0-a, Administrative Code."

and
WHEREAS, these orders were referred to in a decision of the fire commissioner dated November 7, 1947; and

WHEREAS, the applicant states that the building is one story, 17 ft. in height, 50 ft. front by 100 ft. in depth, of Class 3 and 4 construction, erected in 1936, located in an unrestricted use, B area Class 1½ height district, and used and occupied since 1937 as follows: basement—boiler room; 1st floor—manufacturing steel products and office—20 persons; that no change in use or occupancy is proposed; and

WHEREAS, C.O. Q31403 was issued August 17, 1944 upon completion of work under Alt. 1154-43 and permits the use of the building as office, factory and non-combustible storage; and

WHEREAS, the applicant was convicted and fined in Municipal Term, Magistrates Court, June 17, 1947 on a charge of violation of section C19-74.0 of the Administrative Code; and

WHEREAS, the applicant contends that the business conducted on the premises consists of manufacturing tanks and miscellaneous steel products and the mounting of truck tanks on chassis with their related equipment and the maintenance and repair of truck tanks; that the manufactured products are heavy and bulky requiring set-up, entailing burning and cutting, in one location under overhead cranes; that this equipment could not be moved in and out of a separate enclosure due to the nature of the product; that it is impractical to drive trucks into a separate enclosure to do burning and cutting; that it would be impossible to do the work if compelled to drain the gasoline out of the chassis fuel tank before the chassis are brought into the shop as the chassis are required to be moved in and out of position; that when equipping a chassis with a pump, meter, etc., it is necessary to operate the equipment to test its function and the power for this operation is derived from the chassis transmission and consequently it is necessary to operate the motor; that the present C.O. classifies the building as a factory and was issued after plans were filed for the erection of a new addition and alterations of the old building; that no work is done in connection with the repairing of motor vehicles; that the business has been operated at this same location since January 1937.

Resolved, that the orders of the fire commissioner acting on Orders 8361-C and 4308-C, be and they hereby are modified and that the appeal be and it hereby is granted on condition that welding as proposed shall be normally carried on in the open lot under the control of this company at the corner of 35th street and Bradley avenue adjacent to this building; that when on occasion welding in bad weather is done within the building such welding shall be done only when a fire watch is assigned where the welding is to be

done; that a CO extinguisher and such other extinguishers as the fire commissioner may require shall be maintained in that portion of the premises where the welding is carried on in a manner to his satisfaction; that general motor vehicle repairing shall not be carried on within the building; that work shall be restricted to the installation of tanks on cars and trucks; that a certificate of fitness shall be obtained by all persons engaged in welding; that a certificate of occupancy for the entire building shall be obtained.

147-48-A

APPLICANT—Alexander D. Crosett, for News Syndicate Co., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (37th floor); (Block 1315, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Aaron Schwarz, Alexander D. Crosett and W. Lawrence.

For Opposition: John C. Dohm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (147-48-A)

WHEREAS, Alexander D. Crosett, for News Syndicate Co., owner, filed February 19, 1948, an appeal from decisions of the borough superintendent, affecting premises 223-247 East 41st street, 767-773 2nd avenue, northwest corner and 216-224 East 42nd street (37 floor), (Block 1315, Lot 24), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1948 on Misc. Applic. 239-48, reads:

"11. Tank bottom not 25' above hose outlet.
(16.6.3.7.)2."

and

WHEREAS, the applicant states the building is 37 stories, 438 ft. 8 in. in height, 329 ft. 10½ in. by 197 ft. 5 in. in area, Class 1 construction, erected in 1929, located in business and unrestricted use, B area, Class 1¼ height districts; used and occupied since 1929, as follows: Office building portion: 1st floor, storage and bank; 2nd to 36th stories, offices; 37th floor, fan room, storage and open roof; 39th floor tank and machine room and open storage; Newspaper printing plant portion for the printing of newspapers throughout, no change in use or occupancy is proposed, except that the 37th floor of the office building portion will be used for television transmitter room and shop with an occupancy of 9 persons and the roof portion of the newspaper printing plant building will be used and occupied in its two additional stories by a television studio with an occupancy of 150 persons of its lower story and 25 persons of its upper story; and

WHEREAS, the applicant contends as to objection 11, that the newspaper printing portion is provided with fire brigades organized in all departments, covering 24 hours a day and is provided with a 2-source sprinkler system and the alarm system is connected to A.D.T. in addition to a local alarm system; that it is requested the Board modify the requirements as to the height of the tank as the use of water for a fire in the transmitter room, repair and testing shop and the future frequency modulation station would constitute an additional hazard and the water would irreparably damage the transmitter equipment; that it is proposed to use an automatic CO₂ system for these areas; that the entire additional area involved is 3466 sq.ft. of which 1749 sq.ft. will be covered by the automatic CO₂ system, leaving 1717 sq.ft. protected by the proposed new hose outlet; that since the

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area of 1717 sq.ft. is the actual area affected by the standpipe requirement, it is felt that Section C26-1436a covers the situation as it contains the statement that the request shall apply if deemed advisable by the superintendent; that the bottom of the existing tank will be located 16 ft. above the new hose outlet on the 37th floor with a resultant pressure of 7.4 lbs. per sq. in., which is well within the required pressure range of Sub. Art. 15, Section 1436.0(b) 1, which required a hydrostatic pressure of at least 5 lbs. on the highest hose outlet.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 239-48, Objection 11, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the additional space as proposed shall not exceed the area as indicated on plan filed with this application marked "Received February 19, 1948," 5 sheets, and that the space so constructed shall be for the use as proposed and in lieu of raising the standpipe tank a suitable CO₂ extinguisher system as required by the fire commissioner shall be installed and maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 116-48-BZ.

Adjourned: 1:55 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 2, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS. 1073-47-A

APPLICANT—David A. Ticktin, for Q-Tips Inc., owner.
SUBJECT—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—37-11 47th avenue, north side, from 37th to 38th streets (Block 224, Lots 1-5 and 55-59), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant—Robert P. Marcus, Robert Fishbein and Jacob Berman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1073-47-A)

WHEREAS, David A. Ticktin, for Q-Tips Inc., owner, filed December 12, 1947, an appeal from a decision of the fire commissioner affecting premises 37-11 47th avenue, north side, from 37th to 38th streets (Block 224, Lots 1-5 and 55-59), Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated November 19, 1947, reads:

"This will acknowledge receipt of your letter of November 11, 1947 wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015 Municipal Building, Manhattan."

and

WHEREAS, the applicant states the building is one story 20 ft. in height, 199 ft. 11 in. by 99 ft. 11½ in. in area, Class 1 construction, erected in 1947, located on a lot 200.06 ft. by 100.05 ft. in area, in a business use, B area, Class 1½ height district; used and occupied since 1947; Basement, lockers, toilets, etc.; 1st floor, manufacturing sanitary swabs, 100 persons; that the building is equipped with a two-source sprinkler system and interior fire alarm system, two 3 ft. 8 in. fireproof stairs, leading directly to street; and

WHEREAS, the applicant contends that all partitions are cinder block; that all door openings are equipped with steel frames and doors; that ventilation is by pivoted windows on street fronts; that the building is sprinklered throughout; that no manufacturing is done in the basement; that the area occupied by executive offices is enclosed by walls and doors; that this application is to permit smoking (in the male locker room and recreation room, both of which are in the basement and in the machine shop, female locker room, main entrance lobby and vestibule, the executive offices and in the hallway connecting same on the street floor); that provision must be made for smoking and the portions where smoking is requested will not be used for manufacturing; that since the building is fireproof and adequate ventilation is provided and that the building is equipped with an interior fire alarm system with central office connection, the likelihood of fire is very remote; that it is requested that the Board permit smoking in the areas designated in red on plans filed with this appeal.

Resolved, that the decision of the fire commissioner, dated November 19, 1947, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that smoking shall not be carried on anywhere on the premises except in the spaces proposed and where indicated on the plans filed with this appeal, marked "Received December 12, 1947" (2 sheets); that there shall be constructed a fireproof enclosed room for the storage of raw material used for the manufacture of the product, except for such amounts as are necessary for daily operation; that signs shall be posted as the fire commissioner shall direct, stating where smoking is permitted as herein provided and receptacles for smokers' refuse shall be installed and maintained as the fire commissioner shall direct; that the sprinkler and fire alarm systems shall be maintained in accordance with the requirements therefor; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 985-47-A.

1112-47-A

APPLICANT—Vincent K. Drury, for Bernard Vigurs, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (1st floor); (Block 142, Lot 23), Staten Island, Borough of Richmond.

APPEARANCES—

For Applicant: Vincent K. Drury.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

THE RESOLUTION (1112-47-A)

WHEREAS, Vincent K. Drury, for Bernard Vigurs, owner filed December 30, 1947, an appeal from a decision of the borough superintendent, affecting premises 154 South St. Austin's place, south side, 200 ft. west of Bard avenue (1st floor), (Block 142, Lot 23), Staten Island, Borough of Richmond; and

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WHEREAS, the decision of the borough superintendent, dated December 22, 1947, on Alt. Applic. 355-47, reads:

"3. Repeated. Reconsideration denied. Occupancy as a public building is contrary to C26-254 Adm. Code. Fireproof construction required.

4. Fireproof enclosed stairways required for public bldg. C26-239.0 Adm. Code."

and

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height, 90 ft. by 90 ft. in area at 1st floor, 75 ft. by 75 ft. in area at typical floor, of Class 4 construction, altered in 1922, located in a residence use, E area, Class 3/4 height district, used and occupied since 1926: Cellar, playroom, work shop and boiler room; 1st floor, private dwelling, 5 persons; 2nd floor, rooming house, 11 persons; 3rd floor, same, 5 persons; proposed to be used and occupied: Cellar, morgue, work shop and boiler room; 1st floor, nursing home, 25 persons; 2nd and 3rd floors, rooming house, 11 and 5 persons respectively; that the building is equipped with a one-source sprinkler system in stairs and halls; that there are two 4 ft. wide wood stairs, enclosed in wood and plaster partitions leading directly to street, equipped with fireproof, self-closing doors at basement and first floor; and

WHEREAS, the applicant contends that this appeal is for a change in use of the ground floor of a converted dwelling; the ground floor is presently occupied by the owner and the second and third floors are used as a rooming house; that the proposed change to nursing home on the ground floor is justifiable as both the outer and partition walls are solid brick; that in the event of fire there are readily accessible exits on all sides of the building; that the persons who occupy the nursing home will be generally bed patients and not likely to commit acts constituting a fire hazard; that visitors will be permitted only on two days a week for short periods, thus reducing the fire hazard; that the sprinkler system now installed covers all halls and stairways and is extended into each room; that the front stairway leads direct to the outer air through the main hall of the building; that the rear stairway leads directly into a tile kitchen and thence to outer air by rear entrance; that persons living on the upper floors are protected by the sprinkler system in all halls and stairways and by the tiled kitchen; that the patients of the nursing home could be evacuated through the windows of the ground floor to the outside of the building or to a tiled porch extending around two sides of the ground floor; that all fire places on the ground floor will be sealed with fire-resistive material; that a large room in the cellar will be used as a morgue in connection with the nursing home; that this and other rooms in the basement are of fireproof construction; that there is urgent need of a nursing home in this vicinity; that the only other structure in the block adjoining the proposed nursing home is a church.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 355-47, objections 3 and 4, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

11-48-A

APPLICANT—Interborough Engineering Co., for St. George's Parish, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-32 38th avenue, southwest corner of Main street (Block 4975, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (11-48-A)

WHEREAS, Interborough Engineering Company, for St. George's Parish, owner, filed January 7, 1948, an appeal from a decision of the borough superintendent, affecting premises 135-32 38th avenue, southwest corner Main street (Block 4975, Lot 1), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated December 16, 1947, on Misc. Applic. 13318-46, reads:

"1. Each oil burning boiler shall be connected to a separate flue in a legal chimney etc. F. O. Rule 12."

and

WHEREAS, the applicant states the building is three stories, 50 ft. in height; 108 ft. by 104 ft. in area, of Class 3 construction; erected 1930; located on a lot 281 ft. by 153 ft. in area, in a business use B area, Class 1 1/2 height district and used and occupied since 1930 without certificate of occupancy as follows: Cellar, heating boilers and storage room; 1st floor, parish office and chapel, 50 persons; 2nd floor, meeting room, 50 persons; 3rd floor, meeting room, 50 persons; that no change in use or occupancy is proposed; that the building is equipped with two 48 in. wide steel stairs, brick enclosed, equipped with fireproof self-closing doors and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that a 30 in. by 30 in. tile lined chimney was erected at the time of the erection of the building and designed to provide adequate draft for four boilers; that three of these boilers are used for heating the church, parish house and rectory, the other boiler provides domestic hot water; that these four boilers connected to the single chimney are operated satisfactorily; that it is proposed to convert these four boilers to automatic oil heating; that the flue should be satisfactory for oil heat as it is commonly known that if the draft is good for coal it is better for automatic oil heat; that to comply with Rule 12 of the Oil Burner Rules would mean that additional chimneys would have to be erected, which are unnecessary and would constitute a hardship.

Resolved, that the decision of the borough superintendent, acting in Misc. Applic. 13318-46, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the check dampers shall be installed in the breechings connecting to flue and that in all other respects the requirements of the Oil Burner Rules shall be complied with and the chimney shall be maintained in accordance with the requirements of the Building Code. (Misc. Applic. 13318-46).

20-48-A

APPLICANT—Ernest Alicandri, for Michael Felino, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2967-2969 West 33rd street, east side, 93 ft. 5 7/8 in. north of Surf avenue (Block 7048, Lot 56), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Alicandri.

For Administration: Thomas A. Larkin, Fire Dep't.
and Henry T. Pheney, Dept. of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (20-48-A)

WHEREAS, Ernest Alicandri for Michael Felino, owner, filed January 9, 1948 an appeal from an order and a decision

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of the fire commissioner, affecting premises 2967-2969 West 33rd street, east side, 93 ft. 5 $\frac{7}{8}$ in. north of Surf avenue (Block 7048, Lot 56), Borough of Brooklyn; and

WHEREAS, Order 19523-LF issued by the fire commissioner April 9, 1947 and referred to in a decision of the fire commissioner dated December 19, 1947 reads:

"4. Install an approved wet automatic sprinkler system throughout building having at least one source of water supply, arranged and equipped as per Article 16, Chapter 26 of the Adm. Code. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the decision of the fire commissioner dated December 19, 1947 reads:

"Your letter of December 11th requesting a separate order covering each of the above mentioned buildings has been received. However, we must deny your request to issue a separate order for each building for the reason that the order in question was issued when there were connecting openings between the two premises, and as the conditions are practically the same with the exception that these openings have been closed up, and as the ownership is the same for both buildings, it is not necessary that we reissue separate orders as you request."

and

WHEREAS, the applicant states that the premises are occupied by two buildings, each 20 ft. by 85 ft. 4 in. in area, three stories, 34 ft. in height, of class 4 construction, erected prior to 1915, located in a residence use C area class 1 height district, and used and occupied since 1921 as follows: #2967 West 33rd street: 1st floor—boiler room, dwelling—one family and three furnished rooms; 2nd floor—nine furnished rooms; 3rd floor—nine furnished rooms; that the building at 2969 West 33rd street; 1st floor—dwelling—two families and one furnished room; 2nd floor—nine furnished rooms; 3rd floor—nine furnished rooms; that each building having a sprinkler in the public and stair halls in compliance with section 187 of the Multiple Dwelling Law; that each building is provided with one 2 ft. 7 in. wide wood stairs enclosed in partitions of wood lath and plaster, equipped with wood self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; that one fire escape at rear extending to roof by ladder and to yard by ladder with egress to street through side yard; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, C. O. 94652 issued November 29, 1939 upon completion of Alt. 1197-39 permits the use and occupancy of 2965-71 (displayed 2969) West 33rd street as a class B heretofore non-fireproof multiple dwelling as follows: 1st floor—two families and one furnished room; 2nd floor—nine furnished rooms; 3rd floor—same; total of two families and nineteen furnished rooms, class B multiple dwelling heretofore converted; and C. O. 94651 issued November 29, 1939 upon completion of work under Alt. 1196-39 permits the following use and occupancy of 2965-71 West 33rd street (2967 displayed) as follows: occupancy classification—class B heretofore converted; construction—non-fireproof; 1st floor—one family and three furnished rooms; 2nd floor—nine furnished rooms; 3rd floor—nine furnished rooms; total—one family and 21 furnished rooms, class B multiple dwelling heretofore converted; and

WHEREAS, the applicant has filed a communication dated December 5, 1947 addressed to him by the Deputy Commissioner, Division of Housing, stating that premises 2967 West 33rd street are recorded as heretofore converted class B multiple dwelling and a similar communication dated December 5, 1947 stating that 2969 West 33rd street is recorded as heretofore converted class B multiple dwelling; and

WHEREAS, the applicant contends that the fire department has classified these two buildings as one; that at the time of the inspection there were two openings in the party wall at the 1st floor connecting both buildings; that since then both openings have been built up; that the Fire Department has been notified of this and refuses to remove the violation

or issue separate orders, stating that the conditions are practically the same, with the exception that these openings have been closed up; that these are two independent buildings classified as heretofore converted class B multiple dwellings and comply fully with article 6 of the Multiple Dwelling Law; that these buildings are not hotels; that the public and stair halls are sprinklered in accordance with section 187 of the Multiple Dwelling Law; that there is an existing fire escape at the rear of the building as a remote exit; and

WHEREAS, the certificate of occupancy appears to classify the building incorrectly as non-fireproof instead of frame as stated by the applicant.

Resolved, that order #19523-LF issued by the fire commissioner and the decision of the Fire Commissioner dated December 19, 1947, be and they hereby are *affirmed* and that the appeal be and it hereby is *denied*.

42-48-A

APPLICANT—William Sambur, for Stanwich Construction Corp., owner.

SUBJECT—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—56-39 to 56-43 194th street, east side, 383.06 ft. south of 56th avenue and 194-03 to 194-07 58th avenue (Block 5681, Lots 37, 39, 42 and 44); 58-12 to 58-24 196th street and 194-33 to 194-49 Underhill avenue, northwest corner, 195-02 to 195-10 58th avenue, southeast corner of Underhill avenue (Block 5701, Lots 3, 5, 7, 9, 20, 23, 26 & 30) and 58-23 to 58-31 196th street, east side, 201.56 ft. south of 56th avenue (Block 5702, Lots 31, 33 & 35), Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: William Sambur.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (42-48-A)

WHEREAS, William Sambur for Stanwich Construction Corporation, owner, filed January 16, 1948, an appeal from decisions of the borough superintendent affecting premises 56-39 and 56-43 194th street, northeast corner Underhill avenue, 194-03 to 194-07 58th avenue, north side, 100 ft. west of 195th street, 58-12 to 58-24 196th street, northwest corner Underhill avenue, 195-02 to 195-10 58th avenue, south side, 98.13 ft. east of Underhill avenue; 194-33 Underhill avenue, southeast corner 58th avenue, 194-49 Underhill avenue, north side, 105 ft. west of 196th street, 58-23 to 58-31 196th street, northeast corner of Underhill avenue (Block 5681, Lots 37, 39, 42 and 44, Block 5701, Lots 3, 5, 7, 9, 20, 23, 26 and 30, Block 5702 Lots 31 33 and 35), Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated January 7, 1948, on N.B. Applications 6955, 6956, 6957, 6958, 6959, 6960, 6961, 6965, 6966 6967, 6968, 6969, 6975, 6976, and 6977-47, read:

"1. The erection of a frame dwelling in the fire limits is contrary to Sec. 4.1.2. of the Building Code."

and

WHEREAS, the applicant states that the premises consist of several plots of ground located in a residence use C and D area district which it is proposed to subdivide into separate lots, each having a street frontage of not less than 40 ft. in width and to erect on each lot a one and a half story frame one family dwelling, 17 ft. in height; 25 ft. by 40 ft. in area, surfaced on the exterior with 4 in. of masonry veneer from foundation to plate line; that roofs will be surfaced with approved asphalt shingles; that each dwelling to be so located as to be not nearer than 15 ft. from the next adjoining dwelling and each dwelling will be set back from

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the street building line not less than 10 ft. and will have side yards of not less than 5 ft. on one side and 10 ft. on the other; and

WHEREAS, the applicant contends that the dwellings will be of the detached type and will be part of a group development to be erected in the same area adjoining the premises under appeal by the same owner; that the entire area is composed of similar frame dwellings; that in all respects the requirements of the zoning resolution will be complied with for a residential area.

Resolved, that the decisions of the borough superintendent, acting on N.B. Applications 6955 through 6969 and 6975 through 6977-47, be and they hereby are *modified* and that the appeal be and it hereby is *granted on condition* that the houses proposed to be erected within the residence use, C area district, on the lots as named, shall comply with the requirements of the Building Code for similar houses when erected in a D area district, and shall be constructed as proposed and indicated on plans filed with this appeal, marked "Received January 16, 1948" (4 sheets); that if an accessory garage is erected on any lot, such garage shall be located not nearer than one foot to the rear and side lot lines; that each house shall be limited to occupancy by one family; and that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto (N.B. Applic. 6955 through 6969 and 6975 through 6977-47.)

44-48-A

APPLICANT—Simon B. Zelnik, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—230 West 13th street, south side, 132 ft. 6 in. east of Greenwich avenue (1st floor); (Block 617, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnik.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (44-48-A)

WHEREAS, Simon B. Zelnik, owner, filed January 16, 1948, an appeal from a decision of the borough superintendent, affecting premises 230 West 13th street, south side, 132 ft. 6 in. east of Greenwich avenue, 1st floor (Block 617, Lot 40), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated December 17, 1947 on B.N. Applic. 2994-47, reads:

"1. Indicate four hour protection in compliance with Sec. 10.12.1 B.C. Examination to be cont."
and

WHEREAS, the applicant states that the building is 3 stories, 40 ft. in height, 40 ft. 2¼ in. by 45 ft. in area, of Class 3 construction, erected in 1901, located on a lot 40 ft. 2¼ in. by 51 ft. irregular in area, in an unrestricted use B area Class 1½ height district, and used and occupied as follows: basement, boiler room, storage and workshop, 1 person; 1st floor, linoleum showroom, garage, 5 persons; 2nd floor, office, drafting room and showroom, 10 persons; 3rd floor, artist's studio, workshop, 2 persons; that the building is equipped with one 3 ft. 8 in. wide wood stairs, enclosed in partitions of wood studs and plaster boards, equipped with wood doors which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; that there is one fire escape at rear extending to roof by ladder and to yard by ladder with egress to street through adjoining yards; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, Violation 6388 issued September 19, 1947 for erecting 2 in. by 4 in. stud partitions, at the easterly side of the 1st floor, without permit; and

WHEREAS, the applicant contends that the condition is existing; that the occupancy is unchanged; that the space has been used as a loading platform and garage for the past 30 years; that the use of the space as a garage is limited to one car; that the hazard to the building is cut down considerably.

Resolved, that the decision of the borough superintendent, acting on B.N. Applic. 2994-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the space proposed and indicated on plan marked "Received January 16, 1948" shall be for one motor vehicle only and that the floor shall be as proposed and the walls and ceiling protection shall be as approved for at least one-hour construction.

134-48-A

APPLICANT—Morris Whinston and Joseph Sanders, for Victoria B. Roe and Joseph Sanders, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—311 Schermerhorn street, north side, 40 ft. west of Nevins street (Block 166, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Whinston and Joseph Sanders.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (134-48-A)

WHEREAS, Morris Whinston and Joseph Sanders, for Victoria B. Roe and Joseph Sanders, owners, filed February 17, 1948, an appeal from a decision of the borough superintendent, affecting premises 311 Schermerhorn street, north side, 40 ft. west of Nevins street, (Block 166, Lot 42), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated January 30, 1948, on Alt. Applic. 64-48, reads:

"2. Proposed use of Class 3 structure for school (beauty culture) exceeding two stories in height violates Sec. 4.2.1 Bldg. Code.

3. Two approved stairs required as per Sec. 26-273.0 and in accordance with Sec. C26-292.0."

and

WHEREAS, the applicant states the building is 3 stories and basement, 36 ft. in height, 20 ft. by 35 ft. in area, Class 3 construction, erected in 1880, located in a business use, B area, Class 1½ height district, on a lot 20 ft. by 77 ft. in area; used and occupied since erection as a one-family dwelling—now vacant: proposed to be used and occupied: Cellar, boiler room and storage; basement, store for display, 25 persons; 1st floor, class rooms, 30 persons; 2nd floor, same, 40 persons; 3rd floor, classroom and recreation room, 20 persons; that the building is provided with one steel and terrazo stairs, 3 ft. 8 in. in width, enclosed in partitions of wood studs, metal lath and ¾ in. portland cement both sides, equipped with 1-hour fireproof, self closing doors and leading from roof bulkhead directly to street; and

WHEREAS, the applicant states that the area of the building between the walls will be approximately 800 sq. ft. upon completion of a new proposed front extension which will be constructed of fire-resisting materials, consisting of brick, marcotta stran steel joists, etc., as indicated on plans filed with this appeal; that all wood stairs will be removed and steel and terrazo stairs installed from basement to roof and a fire-retarded enclosure; that all floors

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will be surfaced with asphalt tile and toilet room floors will have cement and tile; that all fixtures and equipment will be constructed of metal or other incombustible materials and upon completion of the alteration the building will be used as a vocational school for instruction of beauty culture for students over the age of eighteen years; and

WHEREAS, the applicant contends that the proposed school is a necessity in view of the recent enactment of law requiring all future beauty operators to be graduates of a Beauty School; that the owners operate such a school in Detroit and have been accepted for license by the University of the State of New York and the basement will be used for display and instruction in use of equipment; that to be required to provide an additional stairs in this building of such small area will reduce the usable space so as to make the building useless; that it is proposed to construct a new fire escape at the rear emptying into a yard 34 ft. deep as a second means of egress.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 64-48, objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the building shall be reconstructed as proposed and indicated on plans filed with this appeal, marked "Received February 17, 1948" (4 sheets); that the ceilings, including the cellar ceiling, shall be fire-retarded with metal lath and plaster and also covered with Celotex or other similar material; that in lieu of the fire escape shown on plans there shall be installed an exterior steel unenclosed stair with treads not less than 2 ft. 6 in. in width from roof to yard and a means of exit shall be provided by a gate in the fence to adjoining premises; that permission for use of such gate shall be obtained from the adjoining owner and filed with the borough superintendent; that the floor loads throughout shall be in compliance with the Building Code for the occupancy; that any combustible or inflammable material used in connection with the school or displayed shall be stored in a manner approved by the fire commissioner; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

157-48-A

APPLICANT—M. Martin Elkind, for Benj. Feuerstein, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street (Block 10092, Lot 3), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (157-48-A)

WHEREAS, M. Martin Elkind for Benjamin Feuerstein, owner, filed February 27, 1948 an appeal from a decision of the borough superintendent, affecting premises 150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street (Block 10092, Lot 3), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated February 17, 1948 on Alt. Applic. 174-48 reads:

"1. Exits do not comply with Sec. 270 of the N. Y. State Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height, 25 ft. by 70 ft. in area, of class 3

construction, erected in 1921, located on a lot 25 ft. by 100 ft. in area, in a business use A area class 1½ height district, and used and occupied since 1921 as follows: cellar—storage and boiler room; 1st floor—store; 2nd floor—vacant; proposed to be used and occupied: cellar—same; 1st floor—same; 2nd floor—clothing manufacturing—35 persons; that the building will be equipped with one 3 ft. 8 in. wide iron stairs, enclosed in partitions of wood studs covered both sides with metal lath and cement plaster, leading direct to street, and provided with a ladder and scuttle to roof, and one fire escape at rear leading to roof by ladder and to yard by stair with egress to street through right-of-way to 150th street; that window and door openings on course of the fire escape will be fireproof self-closing; and

WHEREAS, the applicant contends that it is proposed to install steel beams and columns to reinforce 2nd floor, erection of iron stairs from rear of 2nd floor to yard level, to convert rear 2nd floor window to a door and to install a scuttle to roof with stationery iron ladder; that the Board is requested to accept the 2nd floor factory use with the existing front stairway and the new second means of egress, consisting of an iron stair from 2nd floor to grade as the proposed factory will be only one story from street level and the exit from 2nd floor will be quick and direct; that the number of persons occupying the 2nd floor will not exceed 35; that the entire 2nd floor consists of 1700 sq. ft. and considering the requirements for office, dressing rooms, storage, etc., the space which can be devoted to factory use is limited; that the proposed manufacturing on the 2nd floor using sewing machines and cutting tables will not create hazardous conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 174-48, objection 1, and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as proposed and indicated on plans filed with this appeal, marked "Received February 27, 1948", including the stair to cellar and that such stair shall be enclosed in accordance with the requirements; that the stair to the 2nd floor level shall be enclosed with protection as approved for one-hour construction and shall be equipped with a fireproof self-closing door thereto; that the steel stair as proposed shall be maintained to the yard with exit provided through the right-of-way to 150th street; that in lieu of an exit to the roof, there may be installed a double-rung steel ladder leading to a scuttle, as proposed, which shall be provided with an easy-opening device; that in the event there is no means of getting from the roof to the roof of the adjoining building, a straight ladder of the gooseneck type shall be maintained at the rear to the exterior iron stair platform; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto. (Alt. Applic. 174-48).

374-47-A

APPLICANT—Howard H. Snyder, for Leberk Corp., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar for decision in view of later facts—re Appeal from an order and decision of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—287-295 Amsterdam avenue and 170 West 74th street, southeast corner (Block 1145, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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6-48-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—43-61 Boerum place, east side, from Schermerhorn to State streets (Block 169, Lots 1, 9 and 36), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn on written request of applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

9-48-A

APPLICANT—Julian Roth, for Lorten Realty Corporation, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.
APPEARANCES—
For Applicant: Julian Roth.
For Administration: Peter Maher, Fire Dep't and Henry J. Phoney, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 23, 1948 at 2 P.M. for an inspection by a committee of the Board and decision without further argument.

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.
SUBJECT—Appeal from decisions of the borough superintendent.
PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Joseph B. Cavallaro, Myron M. Fineman, Arthur A. Schiller, Thomas A. Garvey, Julius Gates and Benjamin C. Ribman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 23, 1948 at 2 P. M., for an inspection by a committee of the Board and applicant to submit complete plans.

37-48-A

APPLICANT—Lama & Proskauer, for Abraham Wolk, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 23, 1948 at 2 P.M., at request of applicant.

73-48-A

APPLICANT—Voorhees, Walker, Foley & Smith, for R. H. Macy & Co., Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 & 91), Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph M. Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 16, 1948 at 2 P.M. for applicant to file revised plan.

96-48-A

APPLICANT—Harvey Wiley Corbett, for 1st M.E. Church, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—87-04 164th street, southwest corner of Highland avenue (Block 9772, Lot 54), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Harvey Wiley Corbett and James J. Bacon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 23, 1948 at 2 P.M. for an inspection by a committee of the Board without further argument.

ZONING APPLICATIONS

725-24-BZ

APPLICANT—Siegel and Green, for George Peter Corp., owner (Marlon Confections Corp., lessee).
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, B area district, the extension of an existing use (candy factory); (previously granted by the board), by adding one story, using more than area permitted.
PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12-15), Borough of Manhattan.
APPEARANCES—
For Applicant: Max Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (725-24-BZ)

WHEREAS, this application, permitting in a business use district, the alteration and extension of an existing garage for more than five motor vehicles and a motor vehicle repair shop, affecting premises 321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12-15), Borough of Manhattan, was granted by the Board on July 29, 1924, on certain conditions; and

WHEREAS, an application under Sections 7c and 21 of the zoning resolution, to permit in a residence use district, the conversion of occupancy of a garage for more than five motor vehicles and a motor vehicle repair shop, previously granted by the Board, to a confectionery factory was granted by the Board on October 17, 1944, on certain conditions, for a term of two years; and

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WHEREAS, the term of the variance was extended on July 10, 1945; and

WHEREAS, the resolution was amended on February 25, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 17, 1944, as amended through February 25, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. Applic. 2535-46)."

122-31-BZ

APPLICANT—Nathan Slewett, for Arthur and Cecilia Saracino, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner of 142nd street (Block 1122, Lot 134), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant—George M. Weinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (122-31-BZ)

WHEREAS, this application, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 141-09 Lincoln avenue, northwest corner of 142nd street (Block 1122, Lot 134), South Jamaica, Borough of Queens, was granted by the Board on October 8, 1931, the resolution reading as follows:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the use district regulation of the building zone resolution, and that the application be and it hereby is *granted* for a temporary period of two years, *on condition* that the underside of the second story floor shall be fire retarded in accordance with the rules of the Board of Standards and Appeals; that all pumps installed on the premises shall be set back not less than 10 ft. from the building line; that the present unpierced masonry wall along the westerly lot line, running through from 109th avenue to Lincoln avenue shall remain; there shall be constructed along the 142nd street and Lincoln avenue building lines a concrete curbing not less than 12 in. in height with but two openings, both located on the 142nd street frontage; said openings for driveways shall be not more than 12 ft. wide each, curb cuts directly in front of said openings to be not more than 14 ft. wide each; any accessory use conducted on the premises shall be located near the westerly lot line of the premises; any advertising signs shall be confined to the illuminated globes of the pumps or the facade at the elevation of floor of the second story, 142nd street frontage; all permits required shall be obtained within six months and all work completed within one year from the date of this action; that all requirements of the building code and the code of ordinances shall otherwise be complied with in all respects."

and

WHEREAS, this resolution was amended by the Board on March 29, 1932, the resolution reading as follows:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a temporary period of two years, *on condition* that the underside of the second story floor shall be fire retarded in accordance with the rules of the Board of Standards and Appeals; that all pumps installed on the premises shall be set back not less than 10 ft. from the building line; that the present unpierced masonry wall along the westerly lot line, running through from 109th avenue to Lincoln avenue shall remain; there shall be constructed along the 142nd street and Lincoln avenue building lines a concrete curbing not less than 12 in. in height with two openings on the 142nd street frontage and one on the Lincoln avenue frontage; said openings for driveways shall be not more than 12 ft. wide each, curb cuts directly in front of said openings to be not more than 14 ft. wide each; any accessory use conducted on the premises shall be located near the westerly lot line of the premises; any advertising signs shall be confined to the illuminated globes of the pumps or the facade at the elevation of floor of the second story, 142nd street frontage; all permits required shall be obtained by July 8, 1932, and all work completed within one year from October 8, 1931; that all requirements of the building code and code of ordinances shall otherwise be complied with in all respects."

and

WHEREAS, on September 26, 1933, the term of variance was extended for a term of two years from October 8, 1933; and

WHEREAS, the term of variance was further extended on March 31, 1936, March 15, 1938, March 5, 1940 and February 17, 1942; and

WHEREAS, the resolution was further amended by the Board on March 30, 1943; the resolution reading as follows:

"Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 8, 1931, as amended through February 17, 1942, by adding thereto: 'that in the event the owner desires to install three 550-gallon tanks instead of four and two dispensing pumps instead of four, the requirements of this resolution may be deemed still to apply; that the above requirement that the westerly wall of the premises shall not be punctured shall apply only to the height of the first story of such wall; that the above requirement for a concrete curb at the building line shall be maintained may be deemed inapplicable, provided the openings to Lincoln avenue do not exceed one 22 ft. in width and one 28 ft. 6 in. in width to 142nd street instead of three openings not to exceed 12 ft. in width; that the wood floor beams and floor at the first tier level may be omitted, provided the gasoline selling area is cement paved; that any boiler room installed in the cellar shall be constructed of fireproof construction and enterable only from the exterior'."

and

WHEREAS, the term of variance was extended on February 8, 1944 and on February 19, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 8, 1931, as amended through February 19, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7f for a term of two (2) years from the date of this amended resolution to permit . . . and that other than as herein amended the conditions of the resolution of March 30, 1943, shall be complied with and a certificate of occupancy shall be obtained. (Alt. Applic. 733-31)."

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575-32-BZ

APPLICANT—Charles M. Spindler, for Mary Cavallaro and Harriet Sweeney, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—242-02 to 242-12 Merrick boulevard and 133-41 to 133-45 242nd street, southeast corner (Block 13206 (3645), Lots 17 and 19, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (575-32-BZ)

WHEREAS, this application permitting in a business use district, the erection and maintenance of a gasoline service station for a temporary term, affecting premises southeast corner of Merrick road and 242nd street (Block 3645, Lot 19), Rosedale, Borough of Queens, was granted by the Board on February 28, 1933 on certain conditions; and

WHEREAS, the resolution was amended on February 15, 1938 and January 14, 1947; and

WHEREAS, plans submitted by the applicant were approved by the Board on February 25, 1947 as being in substantial compliance with the resolution of January 14, 1947; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 28, 1933, as amended through February 25, 1947, (approval of plans) only so far as it has reference to obtaining permits and completion of work so that as amended this portion of resolution shall read:

"... that in view of statement by applicant that all plans have been filed and approved and all permits have been obtained that all work shall be completed within one (1) year from the date of this amended resolution (N.B. Applic. 2029-45)."

116-33-BZ

APPLICANT—Sheridan Square Trucking Co., for Katharina Alberti, owner (Motor Haulage Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a business use district, the extension of an existing garage for more than five motor vehicles (pleasure cars) and 15 trucks in the ownership and control of the owner (granted by the board under Cal. 304-30-BZ) resolution amended to include storage of more than five trucks by a trucking concern for a term of five years.

PREMISES AFFECTED—50-56 Downing street and 214-218 West Houston street, north side, 159 ft. 6¾ in. east of Varick street (Block 528, Lots 13, 28, 29, 30 and 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Rose A. Alberti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (116-33-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, permitting in a business use district, the extension of an existing garage for more than five motor vehicles (previously granted by the Board under Cal. 304-30-BZ) affecting premises 50-56 Downing street and 214-218 West Houston street, north side, 159 ft 6¾ in. east of Varick street (Block 528, Lots 13, 28, 29, 30 and 31), Borough of Manhattan, was granted by the Board on April 10, 1934, on certain conditions, resolution amended on October 6, 1936, March 16, 1943, May 9, 1944 and January 20, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 10, 1934, as amended through January 20, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted for a term of ten (10) years from the date of this amended resolution."

104-37-BZ

APPLICANT—Renander and Miller, for Adeline Granello, owner (Nunley Parking Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—89-37 to 90-07 161st street, east side, and 89-40 to 89-42 162nd street, west side, 357.04 ft. south of 89th (Shelton) avenue (Block 835, Lots 25 and 22), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur W. Renander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (104-37-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 89-37 to 90-07 161st street, east side, and 89-40 89-42 162nd street, west side, 357.04 ft. south of 89th (Shelton) avenue (Block 835, Lots 22 and 25), Jamaica, Borough of Queens, was granted by the Board March 11, 1941, on certain conditions; and

WHEREAS, the resolution was amended on February 24, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 19, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 11, 1941, as amended through February 19, 1946, only so far as it has

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reference to the term of variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h to permit the premises to be occupied for a term of two (2) years from the date of this amended resolution for the parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein amended the conditions of the resolution of March 11, 1941, shall be complied with; that this plot may be used in conjunction with premises, variance for which, to permit parking and storage for more than five motor vehicles, was granted under Cal. 910-41-BZ . . . and that a certificate of occupancy shall be obtained (Misc. Applic. 8785-40)."

334-37-BZ

APPLICANT—New York Central System, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—412-414 Lexington avenue, west side, opposite East 43rd street (Block 1280, Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Stanton D. McMahon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (334-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 412-414 Lexington avenue, west side, opposite East 43rd street (Block 1280, Lot 54), Borough of Manhattan, was granted by the Board on March 4, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 4, 1938, as amended by resolutions adopted through March 5, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . granted under section 7h for a term of two years from the date of this *amended* resolution to permit the parking and storage of more than five motor vehicles, *on condition* . . . ; that other than as amended herein, the resolution adopted March 4, 1938, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

310-39-BZ

APPLICANT—Lewis J. Hoffman, for James Kochovos, lessee, (Hotel Properties, Inc., owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously

granted on condition, under section 7h of the zoning resolution, permitting in a retail use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—249-253 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lots 10 and 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Lewis J. Hoffman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (310-39-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a retail use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 249-253 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lots 10 and 11), Borough of Manhattan, was granted by the Board January 9, 1940, on certain conditions, the resolution amended January 30, 1940; and

WHEREAS, Hotel Properties, Inc., is the new owner of this property, and James Kochovos, the tenant; and

WHEREAS, the term of variance was extended from time to time and last extended on March 12, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 9, 1940, as amended by resolutions adopted through March 12, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . granted under section 7h for a term of two years from the date of this *amended* resolution to permit the parking and storage of more than five motor vehicles, *on condition* . . . ; that other than as amended, herein, the resolution adopted January 9, 1940, shall be complied with; and that a certificate of occupancy shall be obtained."

1051-39-BZ

APPLICANT—Anthony M. Mauriello, for Sabbatina Villano, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of ten individual garages not an accessory use to a dwelling on the same lot.

PREMISES AFFECTED—2415 Wallace avenue, west side, 100.08 ft. north of Waring avenue (Block 4432, Lots 49, 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. Mauriello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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THE RESOLUTION (1051-39-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a residence use district for a term of two years, the maintenance of ten individual garages not an accessory use to a dwelling on the same plot, affecting premises 2415 Wallace avenue, west side, 100.08 ft. north of Waring avenue (Block 4432, Lots 49, 50 and 51), Borough of The Bronx, was granted by the Board on February 14, 1940, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 14, 1940, as amended by resolutions adopted through March 5, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under section 7f thereof for a term of two years from the date of this *amended* resolution; that other than as amended herein, the resolution adopted February 14, 1940, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

910-41-BZ

APPLICANT—Renander and Miller, for Jamaica Savings Bank, owner (Nunley Parking Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—90-11 to 90-17 161st street, east side, 324 ft. north of Jamaica avenue (Block 9760, Lots 18 and 20), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur W. Renander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (910-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 90-11 to 90-17 161st street, east side, 324 ft. north of Jamaica avenue (Block 9760, Lots 18 and 20), Jamaica, Borough of Queens, was granted by the Board on February 24, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 19, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 24, 1942, as amended through February 19, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *Granted* under Section 7h for a term of two (2) years from the date of this *amended* resolution to permit the parking and storage of more than five (5) motor vehicles; that this use may be used in conjunction with a similar use granted on adjoining lot under Cal. No. 104-37-BZ; that a certificate of occupancy shall be obtained (9054-41)."

517-43-BZ

APPLICANT—O'Connell & Butler, for St. Ann's R.C. Church, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3501 Bainbridge avenue and 155 Gun Hill road, northwest corner (Block 3328A, Lots 60, 61 and 62), Borough of The Bronx.

APPEARANCES—

For Applicant: Edmund B. Butler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (517-43-BZ)

WHEREAS, this application under sections 7f and 7h of the zoning resolution, to permit in a business use district, the parking of more than five motor vehicles upon a plot, occupied in part, as a gasoline service station; premises: 3501 Bainbridge avenue and 155 Gun Hill road, northwest corner (Block 3328-A, Lots 60, 61 and 62), Borough of The Bronx, was granted by the Board on March 7, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on March 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 7, 1944, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years to permit the parking and storage of more than five (5) motor vehicles *on condition* . . . and that other than as herein *amended* the conditions of the resolution of March 7, 1944, shall be complied with and that a certificate of occupancy shall be obtained."

175-47-BZ

APPLICANT—Renander and Miller, for Jamaica Savings Bank, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to an existing bank building using more than the area permitted.

PREMISES AFFECTED—146-21 Jamaica avenue, northwest corner of Sutphin boulevard (Block 9676, Lots 37 and 38), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur W. Renander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert, and Deputy Chief Guinee 4

Negative 0

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THE RESOLUTION (175-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of an addition to existing business building (bank) using more than the area permitted, affecting premises 146-21 Jamaica avenue, northwest corner of Sutphin boulevard (Block 9676, Lots 37 and 38), Jamaica, Borough of Queens, was granted by the Board on April 8, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 8, 1947 only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained and all work has been commenced, that all work shall be completed within one (1) year from the date of this amended resolution. (Alt. Applic. 77-47)."

766-28-BZ

APPLICANT—Sol A. Liebman, for Ida Katz, owner.

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied under sections 7f and 21 of the zoning resolution, re erection and maintenance of garage for storage of more than five motor vehicles).

PREMISES AFFECTED—820-838 East New York avenue, south side, 120 ft. west of East New York avenue (Block 4806, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol A. Liebman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

933-28-BZ

APPLICANT—Lama and Proskauer, for Landlieb Realty Corp., owner.

SUBJECT—Application for consideration—reopening under different section, i.e., 7f, as to business area—re Application (decision of the borough superintendent); (previously denied under section 21 of the zoning resolution) to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs, auto laundry and office.

PREMISES AFFECTED—125-24 Metropolitan avenue and 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

177-32-BZ

APPLICANT—J. G. L. Molloy, for Rose Cramer, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to additional use—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station—resolution amended to increase number of 550 gallon gasoline tanks from four to eight.

PREMISES AFFECTED—156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on April 13, 1948 at 10 A. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

375-41-BZ

APPLICANT—L. J. and G. A. Shapiro, for Roadside Realty Co., Inc., owner (Robert Hall Clothes Inc., lessee).

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the erection of a building to be used as Retail Clothing Store (previously granted by the Board under section 7h re parking and storage of more than five motor vehicles, for a term of years).

PREMISES AFFECTED—44-04 Queens boulevard, south side, from 44th to 45th streets (Block 166, part of Lot 20), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Leon J. Shapiro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

721-41-BZ

APPLICANT—Lama and Proskauer, for Yale Land Co., owner.

SUBJECT—Application for consideration—reopening and rehearing under applicable section, 7e of the zoning resolution (remitted to Board by court) re—Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, office, lubritorium and auto laundry.

PREMISES AFFECTED—260-01 to 260-09 Horace Harding boulevard and 54-47 to 54-63 Little Neck parkway, northwest corner (Block 8274, Lot 128), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Richard J. Maher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1030-47-BZ

APPLICANT—Ludwig P. Bono, for Lena Calacino, owner (Manuel Farrugia, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a wet wash laundry (launderette) in store and dwelling for two families.

PREMISES AFFECTED—391 Pleasant avenue, west side, 116 ft. 11 1/6 in. north of East 120th street (Block 1808, Lot 127), Borough of Manhattan.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn on written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

RULES

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, and July 1, 1941.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932 and November 4, 1932.)

Authority: Section 666, paragraph 2 of the New York City Charter.

Rule 1. Scope.

- 1.1 No person shall install oil-burning, or oil-storage equipment for use within the City of New York except as provided in these rules.
- 1.2 These rules shall not apply to gas companies storing or using oil in the manufacture of illuminating gas for public use.

Rule 2. Definitions.

- 2.1 For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:
- 2.2 APPROVED: Shall mean devices hereafter approved by the Board of Standards and Appeals and also, when required by the Board of Standards and Appeals, approved, listed as standard, and/or labeled by any nationally recognized standard testing laboratory not operated for commercial profit, provided all such devices are installed in accordance with these rules. Such approval is subject to suspension or revocation for non-compliance with these rules. All devices approved by the Board of Standards and Appeals prior to the adoption of these rules shall be accepted.
- 2.3 AUTOMATIC PUMP: Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil.
- 2.4 BURNER: A device designed for the purpose of burning oil.
- 2.5 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and generation of power for use on premises.
- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous operation.
- 2.7 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.8 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
 - 2.10.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch (1/2") in diameter.
 - 2.10.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.11 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.12 FIRE RETARDING MATERIALS:
 - 2.12.1 One-half (1/2) inch plaster boards, or asbestos boards, or three-eighths (3/8) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
 - 2.12.2 Two thicknesses of one-quarter (1/4) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
 - 2.12.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters (3/4) inch thick.
 - 2.12.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.13 GROUND: An electrical conductor having capacity to absorb current.
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes.
- 2.15 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in C19-2.0 of the Administrative Code and Rule 3.
- 2.16 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.17 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.18 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

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- 2.19 PERMANENT DEFORMATION: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.20 PERMIT: Shall mean permit for storage of oil.
- 2.21 PORTLAND CEMENT CONCRETE: Shall mean a mixture of one (1) part cement and not more than two and one-half (2½) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.22 PREHEATER: A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.23 RELIEF VALVE: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.24 RELIEF LINE: That portion of the line between the bypass connection of the relief valve and the supply line or storage tank.
- 2.25 REMOTE CONTROL: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.26 SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.27 SHOP FABRICATED: Shall mean completely built in the shop of the tank manufacturer.
- 2.28 SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.29 STORAGE CONTAINER: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.30 STORAGE TANK: Any tank for oil having a capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.
- 2.31 STORAGE TANK, AUXILIARY: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.32 SUPPLY LINE: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.33 TEST WELL: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.34 TRANSFER PUMP: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.
- 2.35 VENT PIPE: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in Commercial Standard CS12-38 U. S. Department of Commerce, and shall have a flash-point not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester

(American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

Range Oil		
No. 1 Fuel Oil		
No. 2	"	"
No. 3	"	"
No. 4	"	"
No. 5	"	"
No. 6	"	"

- 3.2 The use of crankcase refuse oil as fuel oil is strictly prohibited.

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.
- 4.1.1 When assembled each burner shall be tested for defects and proper functioning throughout its operating range. Parts shall be so designed as to maintain alignments and to permit interchangeability.
- 4.1.2 The CO² in the flue gas shall be maintained at not less than 8% without smoking and throughout the operating range of the capacity of the burner when tested.
- 4.1.3 Flexible tubing used as an integral part of burner shall be not longer than 72 inches and of an approved type.
- 4.2 Approval of burners or oil-burning heaters designed for installation with storage of not more than six (6) gallons shall include approval of storage containers and limitations of installation. If more than six (6) gallons' storage is desired for such burners or oil-burning heaters, a storage tank shall be installed as provided for in these rules. Portable containers of not more than six (6) gallons' capacity may be filled from such storage tanks by means of an approved hand pump located above the top of the tank.
- 4.3 The requirements of these rules shall not apply to the use and installation of portable burners not requiring a connection to a flue where such burners are of the type commonly used for household purposes including oil stoves, oil heaters and oil lamps equipped with a woven wick, nor do the requirements of these rules apply to such portable apparatus such as blow torches, soldering pots, tar heaters, snow melters, etc.

Rule 5. Material and Construction of Tanks.

- 5.1 Cylindrical Tanks (except vertical tanks located outside of buildings above ground).
- 5.1.1 All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plate shall be free from physical imperfections, such as laminations, cracks, mill scale, etc. All steel must be new in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.
- 5.1.2 All tanks shall be welded or riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates. Filler of any kind between plates is prohibited.

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5.1.3 Thickness of cylindrical tanks, except tanks of 275 gallons capacity or less:

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 in. in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings of equivalent members so as to retain their cylindrical form.

5.1.4 All cylindrical, oval or obround storage tanks shall have dished heads with a curvature the radius of which is not greater than the diameter of the tank. Dished heads shall be formed with an adequate cylindrical extension rim to provide welding or riveting surface. Should flat heads be used they shall be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

5.1.5 Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. in diameter rivets $2\frac{1}{2}$ in. pitch.

5.2 Rectangular Tanks.

5.2.1 All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

5.2.2 Corners may be made up by bending the plates or by use of angles.

5.2.3 Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

5.2.4 All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural steel members which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tanks as the case may be.

5.2.5 When structural steel members are used such as angle, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the members. In no case shall the rivets be in excess of six (6) inches center to center on these members.

5.2.6 When structural steel reinforcing members are tied together with braces in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken in the minimum net section.

5.2.7 If structural steel members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center, in all directions. The unit stress permitted in these members shall not be in excess of nine

thousand (9,000) pounds per square inch on the minimum net section.

5.2.8 The connection between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

5.3 All Tanks Except Vertical Above-Ground Storage Tanks.

5.3.1 All storage tanks for oil of two hundred and seventy-five (275) gallons' capacity or less, except buried tanks, shall have a minimum thickness of shell and head plates of manufacturers Standard 10 gauge (.134"). Auxiliary storage tanks of 60 gallons or less shall be similarly constructed but need not be of a gauge thicker than U. S. Standard No. 14.

5.3.2 At time of installation all storage tanks shall bear a permanently fixed plate, spot-welded or equivalent, bearing the name of tank manufacture, the gauge of material and capacity of tank. All shop fabricated storage tanks shall be installed without structural alteration.

5.3.3 All openings shall be through the top of the storage tank except that storage tanks of 275-gallons may be provided with a three-quarter inch ($\frac{3}{4}$ "") opening for gravity discharge and a one-inch (1") opening in the bottom for cleaning and protection against corrosion.

5.3.4 All buried storage tanks shall have a thorough coating on the outside of two coats of red lead protected by hot tar, asphaltum, or other equivalent rust-resisting material. All such tanks shall be electrically grounded.

5.3.5 Manholes; Tanks for oils having a viscosity less than 500 sec. Saybolt Universal at 100° F. need not have manholes; where used for such oils the manhole covers shall be bolted and made gastight; where used for oils having a viscosity greater than 500 sec. Saybolt Universal at 100° F. (No. 5 or No. 6 Commercial Standard grades) shall have manhole covers bolted or otherwise secured to the tanks and kept hydrostatically tight at all times.

5.4 Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

5.4.1 Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

5.4.2 The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

R equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No.

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14 of the New York State Industrial Commission).

5.4.3 Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formulas for shell plates.

5.4.4 In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

5.5 Storage Containers.

5.5.1 Storage containers for oil of six (6) gallons capacity or less used in connection with burners or oil-burning heaters shall be designed to withstand a hydrostatic pressure test of five (5) pounds per square inch without permanent deformation, rupture or leakage and shall be approved as provided in Rule 4.2. Glass storage containers shall not exceed three gallons capacity, protected with a metal jacket provided with hand grips and designed to be rigidly fastened to stand or wall and shall be approved as provided in Rule 4.2.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than one such tank shall be connected to one burner. Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings, shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by a continuous jacket of not less than four inches (4") of Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.

Each storage tank may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen inches (15") greater on all sides than the outside dimensions of the storage tank. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank. A fireproof access door shall be installed in the enclosure above the point

where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.1.3 The capacity of individual storage tanks located inside of buildings shall not exceed twenty thousand (20,000) gallons.

6.1.3.1 All buried storage tanks shall be constructed of metal not less than $\frac{1}{4}$ " in thickness.

6.1.4 All storage containers used in connection with burners or oil-burning heaters shall be installed in a substantial and workmanlike manner with rigid metal fasteners to wall or floor and protected against mechanical injury.

6.2 Inside of Buildings, Below Ground.

6.2.1 Storage tanks having a capacity of 275 gallons or more may be buried inside a building with the top of the tank not less than two feet below floor level. In lieu of two feet of earth over the tank, the tank may be covered by concrete flooring equivalent to the basement floor but not less than the equivalent of 4 inches of reinforced Portland cement concrete with not less than No. 20 gauge steel wire cloth 2" x 2" mesh. Tanks shall be placed in firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch mesh. When necessary to prevent floating, tanks shall be securely anchored. Storage tanks buried below the floor, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material.

6.2.2 Storage tanks buried below the floor shall not be less than $\frac{1}{4}$ " in thickness.

6.2.3 No tank shall be buried so as to be nearer than three feet to any foundation wall or foundation footing.

6.3 Outside of Buildings, Below Ground.

6.3.1 Storage tanks located outside of buildings, below ground, shall be buried with the top of the tank not less than two feet (2') below the natural grade of the surface of the ground. Tanks shall be placed on firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch (1") mesh. When necessary to prevent floating, tanks shall be securely anchored.

6.3.2 No tank shall be buried so as to be nearer than 3 feet to any foundation wall.

6.3.3 All buried storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.3.4 All buried storage tanks shall be constructed of metal not less than $\frac{1}{4}$ " in thickness.

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6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks located outside of buildings above ground shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet, or more	100,000 "

6.4.2 Each such storage tank shall be protected by an embankment or a dyke. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded and shall be at least four feet (4') high but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen feet (16'). Embankments or dykes shall be made of earthwork with clay core; or of masonry, or of impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth; free from stones, vegetable matter, etc., and shall have a flat section at the top of not less than three feet (3') and a slope of at least one and one-half ($1\frac{1}{2}$) to two (2) on all sides. Concrete or masonry dykes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded. Embankments or dykes shall be continuous and unpierced. C-19-50.0 of the Administrative Code.

6.4.3 All above ground storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded.

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no tank shall be placed within twenty feet (20') of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals.

Rule 7. Piping.

7.1 Installation of Piping and Tubing.

7.1.1 Piping and tubing shall be run in a substantial and workmanlike manner. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. All pipes connected to buried tanks except test well piping shall be provided with double swing joints at tank.

7.1.2 Only new standard full-weight iron, steel or brass pipe, or new extra-heavy copper brass or aluminum alloy tubing, properly marked and duly approved, may be used. Drawn metal tubing when used for conveying oil shall be adequately protected. Such tubing unless protected against mechanical injury shall be used only in the same room in which the burner is installed. Drawn tubing when used in domestic installations shall be not less than three-eighths inch ($\frac{3}{8}$ ") inside diameter up to shut-off valve at burner. Soldered connections are prohibited.

7.1.3 Overflow pipes where installed shall not be smaller in size than the supply pipe.

7.2 Relief Valves.

7.2.1 Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve.

7.2.2 Oil preheaters shall be of approved type and provided with a relief valve to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler.

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.1 An open vent of iron or steel, without trap, and drainage to the tank, shall be provided for each storage tank. The lower end of the vent pipe shall not extend through the top of the storage tank more than one inch (1"). Cross connection between vent pipe and fill pipe is prohibited.

7.3.2 Where a battery of storage tanks, designed to hold the same grade of oil, is installed, vent pipes may be run into a main header.

7.3.2.1 The area of the header and common vent shall be equal to the sum of the areas of the vent pipe.

7.3.3 Vents shall be not less than one and one-quarter inches ($1\frac{1}{4}$ ") in diameter for storage tanks up to 1,100 gallons' capacity and not less than two inches (2") in diameter for storage tanks of 1,100 gallons and more. Vents for auxiliary storage tanks shall not be less than $\frac{1}{2}$ inch in diameter and may be run into the storage tank vent.

7.3.4 Vent pipes shall be provided with weather-proof hoods and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

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7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter.

7.4.2 Each storage tank shall be provided with a separate fill pipe except where a battery of tanks is installed, containing the same grade of oil, a common fill and header pipe may be installed provided the area of common header pipe is no smaller than the largest branch fill pipe. When different grades of oil are piped to separate tanks from a common fill line, each branch fill pipe shall be provided with a shut-off valve.

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve which shall be located at the fill pipe terminal.

7.4.4 All fill pipe terminals shall be of approved type constructed of a suitable material, provided with lugs for imbedding in concrete or in lieu thereof a set screw to fasten terminal to fill pipe. The outer flange of the fill pipe terminal shall be provided with letter reading "Fuel Oil" and the calendar number under which the fill pipe terminal has been approved. The fill pipe terminal shall be separately threaded to receive the seal cap and the fill pipe. The seal cap shall be suitably threaded and slotted for a special opening wrench. An oilproof gasket inserted in a groove in the fill pipe terminal shall be provided so as to render the fill pipe terminal leakproof. A strainer is not required but if used must be of not less than $\frac{1}{8}$ inch mesh. Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left-handed thread, and the fill pipe fitting shall be of a different size than that required for the fill pipes to gasoline tanks.

7.5 Heating Coils in Storage Tanks.

7.5.1 All heating to reduce viscosity of oils in storage tanks shall be only by means of hot water or low pressure ten (10) pounds per square inch maximum steam coils or electric heaters approved for oil storage tanks.

7.6 Scavenging Line.

7.6.1 When a scavenging line is installed it shall terminate outside of the building and shall be capped oil tight when not in use.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required.

8.3 Except as may be modified in specific instances by the Board of Standards and Appeals, oil from storage tanks of two hundred and seventy-five (275) gallons' capacity or more may be delivered to burners installed above the lowest floor of a business building only under the following provisions:

8.3.1 Plans for such installations shall be submitted for approval to the administrative official having jurisdiction before such installation is made.

8.3.2 Such burners shall not be installed in any story of any building the floor of which is more than fifty feet (50') above the street level. Only one oil delivery line shall be installed for each floor.

8.3.3 Oil delivery lines to burners located above the lowest floor of a building shall not be larger than two inches (2") iron pipe size.

8.3.4 The pressure in oil lines to burners located above the lowest floor of a building shall not be more than is necessary to deliver oil to the burners and such pressure shall not in any case exceed thirty (30) pounds per square inch. With each automatic burner there shall be installed and maintained in good working order a set of suitable safety controls of the electric or mechanical type. The proper control for each burner is to be listed in the resolution under which the burner is approved. The controls are to provide the following functions:

Temperature control	
Ignition	"
Stack or	
Combustion	"
Pressure	"
Gravity	"

8.4 A remote control shall be provided whereby the flow of oil to any burner can be stopped, and such remote control shall be located outside the entrance to the room in which the burner is located and as close to such entrance as practical, except when outside location is impracticable such control may be located immediately inside the room in which the burner is located if such location is accessible at all times. All such controls shall be legibly labeled "Remote Control for Oil Burner." On auxiliary storage tanks used with manually operated burners such remote control may be installed on feed lines between tank and burner.

8.5 Except as provided by Rule 4.2 of these rules for approved combination burner and storage container devices, pressure in storage tank or container for the purpose of discharging oil is prohibited.

8.6 In systems where either steam or air is used for atomizing the oil, the oil and the atomizing supply shall be interlocked, so that in case of the inter-

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ruption of the atomizing supply, the supply of oil will immediately be cut off. Except that this requirement shall not apply to air and oil supply units directly connected to a common driver.

Rule 9. Oil Level Indicating Devices and Test Wells.

- 9.1 All tanks located inside of buildings shall be provided with an oil level indicating device. Test wells shall not be permitted in tanks located inside of buildings. Unused tank openings shall be permanently sealed to prevent removal of plugs or cover.
- 9.2 Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of oil or oil vapor.
- 9.3 Test well shall be capped oil tight and kept closed when not in use.

Rule 10. Permits, Plant, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

- 10.1.1 No oil installation of more than six (6) gallons' capacity shall be operated until after a permit has been issued by the Fire Commissioner.
- 10.1.2 Application for permit shall be made by the installer who holds a certificate or license issued by the Fire Commissioner on forms furnished by the Fire Commissioner and shall provide for the location of the building in which the installation is to be made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such proposed installation by the Borough Superintendent of Buildings when required under Rule 10.2.
- 10.1.3 No permit shall be issued by the Fire Commissioner until the installation has been inspected by his representative and the installer has furnished an affidavit that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking

10.2 Plans to be Filed Where Structural Considerations Are Involved.

- 10.2.1 The installer shall file with the Borough Superintendent of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. All plans, as in this section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the Board of Transportation for all tanks

located in or outside of buildings along the line of subways under the limitation in Rule 6.5.1.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 Storage tanks of approved type and not exceeding two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no leakage when tank and all piping for oil is completely filled with oil when subjected to a test of 10 pounds per square inch for a period of ten (10) minutes in installations in multiple dwellings, places of public assembly and amusement, except that no tests shall be required for installations in occupancies not specifically mentioned herein.

- 10.3.2 Storage tanks of more than two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no change in a shape, rupture or leakage when subjected to a hydrostatic test with water or oil as follows:

- 10.3.2.1 Oval, obround, rectangular and specially shaped storage tanks and piping connected thereto twenty-five (25) pounds per square inch.

- 10.3.2.2 Cylindrical storage tanks and piping connected thereto, fifty (50) pounds per square inch.

Pressure shall be applied for a period of thirty minutes. When oil is used there shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all necessary equipment for conducting tests. Such test may be made with oil in freezing weather for tanks located outside of building.

- 10.3.3 Defective tanks, if repaired by welding shall have all oil removed and shall be purged of all explosive gases or vapors.

- 10.3.4 The anti-syphon devices, where used as provided for in these rules, shall be approved devices.

- 10.3.5 All piping conveying oil from a transfer pump to a burner subjected to a pressure in excess of 50 lbs. per sq. inch shall be tested for a pressure of 1½ times the working pressure.

10.4 Fee for Permit and Test of Storage Tanks and Piping.

- 10.4.1 When application for permit is made, as provided for in Rule 10.1, a fee covering the permit shall be paid in accordance with the schedule given in the Administrative Code.

Rule 11. Inspection of Installations With Not More Than Six (6) Gallons' Storage Capacity.

- 11.1 All installations of burners with not more than six (6) gallons' storage capacity except where such installations are made in dwellings shall be

RULES

reported by installer to the Fire Commissioner giving location of building in which installation is made, name and address of owner and/or occupant, name and address of installer and the make and approval number of burner. Such reported installations shall be inspected as required by the Administrative Code.

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected with a separate flue in a legal chimney, complying with Article 11 of the Administrative Building Code except that in high pressure mercantile and industrial plants several units may be connected to a boiler room stack.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed.
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time, and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.

Rule 13. Automatic Pumps.

- 13.1 Automatic pumps, when not an integral part of the burner shall be of approved type, provided with automatic means for preventing continuous discharge of oil in case of pipe breakage.

Rule 14. Fire Protection.

NOTE: In order that the intent of Local Law No. 145 be carried out, Section C26-693.0, sub. d, par. 1, 2, 3, is superseded by the following:

- 14.1 The clear distance between smoke pipe connections, of any boilers, furnaces or other heating apparatus to flues, and combustible material shall not be less than eighteen (18) inches, except that this clearance may be reduced to nine (9) inches where a baffle consisting of not less than No. 29 gauge sheet metal backed by $\frac{1}{4}$ inch thick asbestos is placed two (2) inches above and extending along the entire length of the smoke pipe connections and twice the width thereof and such baffle is securely fastened from the ceiling with substantial hangers. In lieu of such baffle the combustible material may be covered with fire-retarding material as defined in these rules.
- 14.2 The clear distance between any non-insulated heat-producing parts of boilers, furnaces or other heating apparatus and combustible material shall not be less than twenty-four inches (24"). Where such parts are insulated by two inches (2") of asbestos, or equivalent, the clear distance shall be not less than twelve inches (12"), or, in lieu of such insulation the combustible material shall be covered with fire retarding material as defined in these rules extending 8 ft. in front and 4 ft. side and rear of the apparatus.
- 14.3 No movable combustible material shall be stored or maintained within five feet (5') of heating apparatus, except where same is protected by fire retarding material.
- 14.4 Burners and all accessories, including tanks and piping, shall be maintained oil tight and kept clear at all times.

- 14.5 The floor beneath boiler or furnace and within five (5) feet in all directions shall be of fireproof construction.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be firmly anchored to the floor, set level, and the floor beneath the stoves or any such heating devices protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.1 Cards, giving complete instructions for the care and operation of the system shall be permanently fixed near the apparatus in readable condition. Where burners or oil-burning heaters designed for use with storage of not more than six (6) gallons' capacity are installed, there shall also be posted a copy of the specifications under which it was approved by the Board of Standards and Appeals in addition to the instruction card herein provided for.

- 15.2 Every heating system in which the oil is preheated or systems not fully automatic when operating, shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

Rule 16. Modification.

- 16.1 When, for any reason, it may be impracticable to comply strictly with the foregoing rules, the administrative official having jurisdiction shall have power to accept substitute methods provided the spirit and substance of these rules shall be complied with.

Rule 17. Existing Installations.

- 17.1 Oil burner systems heretofore installed and duly approved as complying with all laws and rules then applicable thereto shall be deemed acceptable, provided there have been no subsequent alterations to the apparatus, except as to Rule 15.2.

RULES

RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Rule 1—Scope.

1.1 Before any Opening Protective Assembly is used under the provisions of the Administrative Building Code, it shall be tested as required in Section C26-610.0 (10.1.18) and its Fire-Resistive Rating shall be designated as "¾-Hour", "1-Hour", "1½-Hour", or "3-Hour", in accordance with the approval.

1.2 Before engaging in the manufacture of approved Opening Protective Assemblies, the manufacturer shall have an established plant completely equipped with the necessary facilities, machinery and tools for the manufacture of the Opening Protective Assemblies.

1.3 Before applying for approval of plant and permission to manufacture approved Opening Protective Assemblies, the manufacturer shall file a list of his equipment and facilities with the Board of Standards and Appeals, together with a statement of the name, type, specifications and details of the approved door, which he agrees to manufacture in accordance with the rules and regulations of the Board and the requirements of the Administrative Building Code.

1.4 All Opening Protective Assemblies made under any approval issued by the Board of Standards and Appeals for the manufacture of approved Opening Protective Assemblies of "¾-Hour", "1-Hour", "1½-Hour" or "3-Hour" rating shall be rejected on evidence that such Opening Protective Assemblies are not manufactured or labelled in accordance with the approved specifications of the Board.

Rule 2—Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled either by the Borough Superintendent, or by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

2.2 Before issuing any label for the use of an approved Opening Protective Assembly, the authorized inspection agency shall first notify the Borough Superintendent that inspection will be made by him of the materials and construction entering into the assembly of the Opening Protective Assemblies, stating the location of the premises where the Opening Protective Assemblies will be used, the Building Permit number, the name of the approved Opening Protective Assembly and the manufacturer and the number of such units to be manufactured.

Note: Where an Opening Protective Assembly is of fire-proofed wood, such wood shall be submitted to tests for fireproofed wood, as prescribed in the Administrative Building Code, Section C26-331.9.

2.3 After the materials have been cut and inspected, the authorized inspection agency shall inspect the assembly and fabrication of the parts and shall issue an

approved label only if the completed Opening Protective Assemblies comply in all respects with the approved specifications on file in the Board of Standards and Appeals.

Rule 3—Labeling Requirements.

3.1 Every approved Opening Protective Assembly before installation in a building under the provisions of the Administrative Building Code, shall have securely attached to it, a metal label of a design approved by the Board, giving the name of the Opening Protective Assembly, the calendar number of the approval of the device, the fire-resistive rating, the serial number of the specific type of door and buck, or window, the year of manufacture and the name of the inspection agency. When opening protective assemblies are manufactured for stock, the inspection agency shall furnish a report to the manufacturer of his inspection of each assembly including all data as is herein required.

3.2 After attachment of the Serial Label to the Opening Protective Assembly, the inspection agency shall advise the Borough Superintendent the serial numbers, the address of the premises and the Building Permit numbers of the approved Opening Protective Assembly. When opening protective assemblies are installed in a building as building maintenance, the manufacturer shall furnish similar data on forms obtained from the Borough Superintendent.

3.3 The manufacturer may also attach to the Opening Protective Assembly, a metal label giving the name and location of the manufacturer. He shall also keep an office record showing the location of each Opening Protective Assembly manufactured by him, its serial label number and the Building Permit number; and this record shall be open for inspection by any authorized representative of the Board of Standards and Appeals and the Department of Housing and Buildings.

3.4 Every labelled Opening Protective Assembly shall be constructed and installed in all essentials as tested and approved and arranged to receive hardware of an equal type, quality and material and requiring no greater cutting away of the wood or metal than on the approved Opening Protective Assembly, as tested.

3.5 Where opening protective assemblies are manufactured upon to 25% in excess of the sample as tested and as permissively allowed under C26-610.0a, the permitted increase in area shall not exceed width and height dimensions greater than 15 percent of the sample as tested. In all cases the permissively allowed increase in area of 25% shall apply only to the sample when constructed identically in all respects with the tested sample.

3.6 When opening protective assemblies are manufactured for stock, such assemblies shall be inspected as provided herein. As the doors are shipped, the Borough Superintendent shall be furnished with the data as specified in Rules 3.1 and 3.2. When such opening protective assemblies are shipped to jobbers for stock, the manufacturer shall obtain the data from the jobbers, as required under rules 3.1 and 3.2 and immediately submit such data to the Borough Superintendent.

3.7 Openings for vision purposes and signal bells may be installed in an opening protective assembly when they are of approved type and when installed in accordance with the conditions of approval.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Remaining minutes will be printed in the Bulletin of March 23, 1948).

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to March 9, 1948

Cal. No. Dept. Premises Affected

181-48-A—F.D.—Pier 14, Fulton Terminal, foot of Montague street (north side of Montague street, 418 ft. west of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn, 21626-LF.

182-48-A—F.D.—Pier 13, Fulton Terminal, foot of Montague street (north side of Montague street, 410 ft. west of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn, 21623-LF.

183-48-BZ—H.B.Q.—West side of Union turnpike, from 255th to 260th streets (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens, N.B. 588-48.

184-48-A—H.B.Q.—West side of Union turnpike, from 255th to 260th streets (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets), N.B. 588-48.

185-48-BZ—H.B.Q.—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 400); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens N.B. 589-48 to N.B. 599-48, inclusive.

186-48-A—H.B.Q.—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road

(Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets), N.B. 589-48 to N.B. 599-48, inclusive.

187-48-A—F.D.—27-33 Nassau street and 75 Cedar street, northwest corner (Block 48, Lot 10), Borough of Manhattan, 42708-LF and Decision.

188-48-BZ—H.B.M.—200-266 East 66th street, south side, from 2nd to 3rd avenues, 1241-1259 2nd avenue, 1111-1127 3rd avenue and 201-257 East 65th street (Block 1420, Lot 1), Borough of Manhattan, Amendment to N.B. 6-48.

189-48-SA—Kwik Kafe (beverage dispenser), Appliance.

190-48-A—H.B.M.—13-15 East 125th street, north side, 100 ft. east of 5th avenue (2nd and 3rd floors); (Block 1750, Lot 5), Borough of Manhattan, Amendment to Alt. 2476-48.

191-48-BZ—H.B.Q.—424 Beach 136th street, east side, 200 ft. north of Newport avenue (Block 690, Lot 54), Rockaway Beach, Borough of Queens, Alt. 3185-47.

192-48-SM—Adept Fill and Vent (fill pipe terminal), manufactured by Adept Manufacturing Corp., Material.

193-48-SA—Homart Blue Flame, Kerosene Burning Water Heater, Model 255.34670, Appliance.

194-48-BZ—H.B.B.—3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn, N.B. 6-48.

195-48-BZ—H.B.B.—3684-3694 Nostrand avenue, northwest corner of Avenue X (Block 7405-K, Lots 937 and 942), Borough of Brooklyn, N.B. 8-48.

196-48-BZ—H.B.B.—3612-3622 Nostrand avenue, southwest corner of Avenue W (Block 7405, Lots 906 and 907), Borough of Brooklyn, N.B. 7-48.

197-48-BZ—H.B.B.—5101-5113 Kings Highway, northeast corner of Glenwood road (Block 7969D, Lot 304), Borough of Brooklyn, N.B. 9-48.

198-48-A—H.B.Q.—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue), N.B. 6886-47.

199-48-SA—Deepfreeze, Model H-5 Fry Storage Bottle Cooler, Appliance.

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20-48-BZ—H.B.B.—309-319 St. Johns place, north side, 125 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn, Alt. 387-48.

21-48-BZ—H.B.M.—170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan, Alt. 2307-47.

22-48-SA—Alstrom Heat Reclaimer (waste water reclaimer for laundries), Appliance.

23-48-SM—Pennsylvania Range Boiler Co., 275 gallon Steel Oil Storage Tank, manufactured by Pennsylvania Range Boiler Co., Material.

24-48-BZ—H.B.Q.—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Buildings 1 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens, N.B. 5396-47, and N.B. 5397-47.

25-48-A—H.B.Q.—141-59 Springfield boulevard, east side, 130.85 ft. south side, 130.85 ft. east of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue), N.B. 5397-47 (Bldg. 2) and Alt. 2810-47 (Bldg. 1).

26-48-SM—Formica 1/16 Inch Sheet (top surface veneer for tables and wall covering) manufactured by Formica Insulation Co., Material.

27-48-A—F.D.—1072-1088 Atlantic avenue, south side, 10 ft. 5 in. east of Classon avenue (Block 1126, Lot 1), Borough of Brooklyn, 117365-LF, 117367-LF and Decisions.

28-48-A—H.B.B.—2360-2420 Bedford avenue and 2215-223 Beverly road, northwest corner (roof); (Block 5133, Lot 14), Borough of Brooklyn, Alt. 343-48.

29-48-A—H.B.B.—363-371 Prospect place (363-373 displayed), north side, 162 ft. west of Washington avenue and 346 St. Marks avenue (344 displayed), south side, 9 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn, Revocation of C.O. 11243.

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30-47-BZ—H.B.Q.—Blocks bounded by 27th avenue, 38th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Housing Project); (Block 490, Lot 101), Astoria, Borough of Queens, N.B. 946-47 to N.B. 968-47, inclusive.

31-45-BZ—H.B.M.—218-224 East 3rd street, south side, 10 ft. east of Avenue B (Block 385, Lots 14, 15, 16 and 17), Borough of Manhattan, Amendment to Alt. 1512-47.

SIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department

of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Tank Trucks, Gasoline, etc.....	Nov. 24, 1936—Vol. 21, No. 47
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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 16, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five

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(5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

537-47-BZ—Application, May 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony and Joseph Garone, owners, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced; premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens.

538-47-A—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

684-47-BZ—Application, July 11, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium; premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

979-47-BZ—Application, November 6, 1947, under section 7i of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Herman Lieberman, owner, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop; premises 488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

938-47-BZ—Application, October 28, 1947, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Anthony Ferrant, owner, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted area; premises 2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

1033-47-BZ—Application, December 5, 1947, under section 21 of the zoning resolution, of George G. Miller,

applicant, on behalf of Undel Realty Corp., owner, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted; premises 1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

19-48-BZ—Application, January 7, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Sokoloff, owner, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area; premises 117-129 Lombardy street and 483-49 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

34-35-BZ—Application of Irving M. Fenichel, applicant on behalf of Ken-Isle Inc., owner (Kent Stores, Inc. lessee), reopened February 3, 1948, under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the proposed extension to existing dry cleaning plant and fur vaults; premises 17-05 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4732, Lot 9, Block 4746, Lot 1, Block 4729, Lot 46 and Block 4747, Lot 1), Whitestone, Borough of Queens.

972-41-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward Sherman Supply Co., owner, reopened February 17, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7c of the zoning resolution, permitting the extension from a business use district, and, also the use of a portion of a rear yard located partly in a residence use district, as ingress and egress to part of the said proposed business use; premises 116-01 to 116-13 Merrick boulevard (road) southeast corner of 116th avenue (Block 3108, Lot 1) St. Albans, Borough of Queens.

836-42-BZ—Application of J. M. Berlinger, applicant, on behalf of Elhy Operating Corp., owner, reopened October 21, 1947, under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises 108-112 West 41st street, south side, 125 ft. west of Avenue of The Americas (Block 990, Lot 38), Borough of Manhattan.

913-38-BZ—Application of Soontup and Rapson, applicants, on behalf of Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee), reopened April 2, 1947, under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board for the parking and storage of more than five (5) motor vehicles); premises 80-12 Kew Gardens road, south side, between 80th road and Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

1083-47-BZ—Application, December 16, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Domestic Linen Service Inc. and 333 East 105th Street Corp., owners, to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and stor-

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age, accessory to adjoining wet wash laundry; premises 331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677, Lots 15 and 17), Borough of Manhattan.

672-47-BZ—Application, June 11, 1947, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Cortsmith Realty Corp., owner, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores; premises 235-245 Kings Highway, 1701 West 9th street, northwest corner, and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn.

05-44-BZ—Application of Samuel Roth and Herman Cron, applicants, on behalf of Van Owners Purchasing Bureau, Inc., owner, reopened December 9, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied by the Board); premises 62-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

231-40-BZ—Application of Henry Nordheim, applicant, on behalf of Angelina De Roma, owner, reopened May 1, 1947, under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station; premises 4642 White Plains road, east side, 9.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

0-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

06-47-BZ—Application, August 20, 1947, under section 7e of the zoning resolution, of Randolph M. Smith, applicant, on behalf of Cleve F. O'Dell, owner, to permit in a residence use district, the change in occupancy from two family dwelling, to two family dwelling and hair dressing parlor; premises 175-20 109th avenue, southwest corner of 176th street (Block 10267, Lot 39), Jamaica, Borough of Queens.

010-47-BZ—Application, November 25, 1947, under sections 7f and 7i of the zoning resolution, of Raymond Trera, applicant, on behalf of Helen J. Edgar, owner Dominick Mustello, lessee), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, office and garage for five motor vehicles; premises 30-11 to 30-17 37th avenue and 36-48 to 36-60 31st street, northwest corner (Block 99, Lot 1), Long Island City, Borough of Queens.

053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

03-47-BZ—Application, December 23, 1947, under section 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf of Herman Applebaum, owner, to permit in a business and business-1 use, C and D area district, the extension to existing building, using more than the area permitted; premises 174 Richmond avenue,

west side, 27.5 ft. north of Harrison avenue (Block 1077, Lots 52 and 72), Port Richmond, Borough of Richmond.

1111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavalieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

1113-47-BZ—Application, December 30, 1947, under section 7e of the zoning resolution, of Oswald Fischer, applicant, on behalf of Stapleton and Schneider, Inc., owners (Motor Sales, Inc., lessee), to permit in a business use district, the sale and display of more than five motor vehicles; premises 74-15 Northern boulevard, north side, 50 ft. west of 75th street (Block 1170, Lot 45), Jackson Heights, Borough of Queens.

65-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west side, 260 ft. 8¾ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27, Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

130-48-A—109-123 West 64th street, north side, 77 ft. west of Columbus avenue (cellar, 1st floor and above 4th floors); (Block 1136, Lot 24), Borough of Manhattan.

26-48-A—218 West 42nd street, south side, 200 ft. west of 7th avenue (cellar); (Block 1013, Lot 43), Borough of Manhattan.

180-46-SM—American Welded Wire Fabric (for concrete reinforcement).

429-47-SA—Scanlon-Morris A 420 Pressure Autoclave; Scanlon-Morris, A 410 Pressure Water Sterilizer and Scanlon-Morris A 434 to A 438 Nonpressure Instrument Sterilizer.

1169-38-SM—Kimsul Insulation (improved); (reopened January 9, 1948 re amendment of resolution).

918-22-SA—National Radiator Oil Burner, Series R (reopened January 20, 1948 re amendment of resolution).

682-44-SM—Kilnoise Acoustical Plaster.

55-47-SM—Kohler Chromium Plated Brass Sink Lavatory or Bath Trap, additional model (reopened January 20, 1948).

98-47-SM—Flamecote (flameproofing compound).

99-47-SM—Flamefoil (Canvas).

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504-47-SA—Richfield Flame Control.

594-47-SM—Yonkers Concrete Products, Inc., Concrete and Cinder Building Blocks.

941-47-SM—Flamefoil Awning Striped Canvas.

942-47-SM—Flamefoil Fabrix.

943-47-SM—Flamefoil Beauvan.

944-47-SM—Phil-Pro-Tex 101.

40-48-SM—F. Schumacher & Co. Nylon Woven Fabrics.

1028-47-SA—General Electric Automatic Washer, Model 1AW6A3.

HARRIS H. MURDOCK, *Chairman.*

MARCH 16, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Room 1013, Municipal Building, Manhattan, on the following Tuesday afternoon, March 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

971-47-A—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

488-47-A—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan (reopened January 13, 1948).

73-48-A—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn.

112-48-A—163 Front street, south side, 32 ft. 6 in. east of Fletcher street and 34-40 Fletcher street (Block 72, Lots 11-13), Borough of Manhattan.

72-48-A—132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner (4th floor, building 19); (Block 706, Lot 1), Borough of Brooklyn.

71-48-A—61 West 56th street, north side, 99 ft. 4½ in. east of 6th avenue (2nd, 3rd and 4th floors); (Block 1272, Lot 5), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908

Nostrand avenue, west side, 500 ft. north of Avenue L (Block 7690, Lot 79), Borough of Brooklyn.

838-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Pennacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

201-27-BZ—Application of Lama and Proskauer, applicants, on behalf of L. R. Realty Co., Inc., owner, reopened November 5, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles); premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1690, Lot 6), Borough of Brooklyn.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail store (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

1-48-BZ—Application, January 2, 1948, under sections 7b, 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners; A. F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, sul lessee, to permit in a residence and business use, C are district, the extension of the first floor of existing building for commercial use, (cafeteria-dining room), using more than the area permitted and without the required legal rear yard; premises 875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6, inclusive), Borough of Brooklyn.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and igniting service to motor vehicle repair shop; premises 1100-1110 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

1039-47-BZ—Application, December 8, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Metropolitan Baker

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Inc., owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 40-41 Westchester Square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

1097-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of Congregation Hope of Israel, owner, to permit in a residence use, B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue, classrooms and gymnasium; premises 841-843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx.

599-32-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee), reopened June 3, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance; premises 596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

596-47-BZ—Application, June 18, 1947, under sections 7e and 21 of the zoning resolution, of Charles L. Koester, applicant, on behalf of Clinton Leggett, owner, to permit in a residence use district, the change in occupancy from dwelling to dwelling and store; premises 219-41 91st road, north side, 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens.

959-47-BZ—Application, October 30, 1947, under section 7c of the zoning resolution, of Milfin Realty Corp., applicant and owner, (Fink Baking Corp., lessee), to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles; premises 503-505 East 76th street, north side, 98 ft. east of York avenue (Block 1488, Lots 5 and 6), Borough of Manhattan.

962-47-BZ—Application, November 3, 1947, under sections 7b, 7c and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Silvio Bello, owner, to permit in a business and unrestricted use district, the change in occupancy from garage for five motor vehicles to motor vehicle repair shop; premises 1495-1497 Inwood avenue, west side, 216.17 ft. north of East 172nd street (Block 2865, Lot 88), Borough of The Bronx.

1031-47-BZ—Application, December 4, 1947, under sections 7c and 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Alfio Longhitano, owner and lessee, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten (10) years; premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

1108-47-BZ—Application, December 23, 1947, under section 7e of the zoning resolution, of Arthur Jovis, applicant, on behalf of Ray Stiller, owner, to permit in a business use district, the change in occupancy and extension of building from existing non-storage garage for not more than five cars to wetwash laundry; premises 4506 Furman avenue, northeast corner of East 239th street (Block 5085, Lot 5), Borough of The Bronx.

10-48-BZ—Application, January 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, ap-

plicant, on behalf of Norman Cleaners and Dyers, Inc., owner, to permit in a business and unrestricted use district, the extension to existing dry cleaning plant, to be used as a filter room; premises 417-425 West 219th street, north side, 122 ft. 7½ in. east of Broadway and 5126-5132 Broadway and 416-420 West 220th street (Block 2215, Lots 803, 810, 811, 831 and 835), Borough of Manhattan.

80-48-BZ—Application, January 29, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Twin Maple Construction Co., Inc., owner, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices; premises 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

99-48-BZ—Application, February 6, 1948, under section 7c of the zoning resolution, of B. H. Whinston, applicant, on behalf of Rossbach Homes, Inc., owner, to permit in a residence use district, the erection of a business building (stores); premises 72-02 to 72-22 164th street, west side, from 72nd to 73rd avenues (Block 6843, Lot 1), Flushing, Borough of Queens.

120-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Leo Pincus, applicant, on behalf of Chizner Bros. Building Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 73-19 to 73-27 164th street, northeast corner of 75th avenue (Block 6965, Lot 28), Flushing, Borough of Queens.

123-48-BZ—Application, February 16, 1948, under section 7h of the zoning resolution, of Abraham L. Hyman, applicant, on behalf of Tombarel Products Corp., owner (Jordan Samuel, lessee), to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years; premises 111-115 East 24th street, north side, 144 ft. east of 4th avenue (Block 880, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1109-47-A—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

9-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

37-48-A—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

96-48-A—87-04 164th street, southwest corner of Highland avenue (Block 9772, Lot 54), Jamaica, Borough of Queens.

1068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

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62-48-A—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, between 38th and 39th streets (Block 215, Lots 22, 23, 27, 31 and 32), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MARCH 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

351-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

1038-47-BZ—Application, December 4, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Admirable Realty Corp., owner, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using more than the area permitted; premises 55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

86-22-BZ—Application of Glick and Gelbman, applicants, on behalf of A & L Knitting Mills, Inc., owner, reopened February 3, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles (originally granted by the Board), motor vehicle repair shop and the parking of more than five motor vehicles upon unbuilt portion of the plot; premises 4720-4732 3rd avenue, east side, 110 ft. south of East 189th street, and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

1152-27-BZ—Application of Samuel Rosenblum, applicant, on behalf of Knickerbocker Hospital, Inc., owner, reopened January 27, 1948, under section 7f of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline selling and service station and the parking and storage of more than five motor vehicles (previously denied re erection and maintenance of a garage for storage of more than five motor vehicles); premises 1440-1450 Amsterdam avenue, northwest corner of West 131st street (Block 1986, Lot 28), Borough of Manhattan.

378-39-BZ—Application of Paul Friedman, applicant, on behalf of Edward Hoddersen and John Mindermann, owners (Hoddersen Bros., lessees), reopened January

27, 1948, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing business building (previously granted an extension by Board to existing business building); premises 307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn.

479-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

479-44-BZ—Application of Norman Lederer and Leonard Joseph, applicants, on behalf of Samuel Benenfeld, owner (Daniel Feldman, lessee), reopened February 10, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five (5) motor vehicles and oil selling station to gasoline service station, motor vehicle repair shop and auto showroom; premises 38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens.

1056-47-BZ—Application, December 11, 1947, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hills Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and office; premises 85-06 to 85-26 Astoria boulevard, 24-29 to 24-37 85th street, southeast corner, and 24-38 to 24-42 86th street (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

1067-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Irving Margon, applicant, on behalf of New York Lerner Company, Inc., owner, to permit in a residence and business use, C area district, the erection of a business building in the residence portion of the plot, using more than the area permitted and without the required rear yard, to be used in conjunction with existing building in business portion of the plot, and the extension to existing building in the business use district on second floor, using more than the area permitted; premises 5308-5310 5th avenue, west side, 25 ft. south of 53rd street, and 466-472 53rd street, south side, 100 ft. west of 5th avenue (Block 815, Lots 40 and 35), Borough of Brooklyn.

13-48-BZ—Application, January 2, 1948, under sections 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Leru Realty Corp., owner (Jaystrass Cleaners, Inc., lessee), to permit in a residence use, B area district, the extension to existing building on first floor, using more than the area permitted and without the required rear yard; premises 254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan.

56-48-BZ—Application, January 21, 1948, under sections 7c and 21 of the zoning resolution, of Joseph J. Furman, applicant, on behalf of Bloom and Krup, owners, to permit in a residence use, B area district, the extension to existing building by addition of a second floor, using more than the area permitted; premises 407-409 East 12th street, north side, 100 ft. east of 1st avenue, and 206 1st avenue (Block 440, Lots 5, 55 and 56), Borough of Manhattan.

60-48-BZ—Application, January 22, 1948, under section 7h of the zoning resolution, of Maurice G. Uslan, appli-

CALENDAR

cant, on behalf of 1229 Castleton Avenue Realty Corp., owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a temporary period of time; premises 120 Bay street, southwest corner of Slosson Terrace (Block 5, Lot 13), St. George, Borough of Richmond.

740-46-SM—Elevator Entrances, Inc., Three Hour Fire Test Hollow Metal Door (reopened January 20, 1948 re amendment of resolution).

503-47-SA—Richfield Flame Control Oil Burner, Model B.

1008-47-SM—Lumin-Glo Phosphorescent Plastic (signs).

1043-47-SA—Tru-Heat Gun Type Oil Burner, Models DL-S, DA-S, DA-1 and E.

HARRIS H. MURDOCK, *Chairman*.

MARCH 30, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 30, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

138-48-A—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street, from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re legally mapped street—Blackstone avenue).

HARRIS H. MURDOCK, *Chairman*.

APRIL 6, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 6, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

152-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

21-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner Block 1637, Lots 33 and 132), Borough of Manhattan.

90-45-BZ—Application of Emanuel M. Glick, applicant, on behalf of Jacob and Sylvia Duel, owners, reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles (previously denied by the Board); premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

991-47-SA—Dravo Counterflo Unit Heater, Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200-HO.

1013-47-SM—Porex Plank Roof Deck 2" and 3" planks.

HARRIS H. MURDOCK, *Chairman*.

APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

177-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

138-47-SM—Zurn Adjustable Wall Closet Fitting.

HARRIS H. MURDOCK, *Chairman*.

APRIL 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

170-48-A—27 Richmond avenue, east side, 154 ft. south of Richmond Terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MAY 4, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 4, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 9, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, February 25, 1948, were approved as printed in the Bulletin of March 2, 1948, Vol. 33, No. 9.

ZONING APPLICATIONS

913-38-BZ

APPLICANT—Soontup and Rapson, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened April 22, 1947—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board).

PREMISES AFFECTED—80-12 Kew Gardens road, south side, between 80th road and Union Turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson and Benedict Leo. Curie.

For Opposition: Fred E. Hertan, Richard Alexander and Albert Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for applicant to submit revised plans.

836-42-BZ

APPLICANT—J. M. Berlinger, for Elhy Operating Corp., owner.

SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—108-112 West 41st street, south side, 125 ft. west of Avenue of the Americas (Block 993, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Berlinger, Harry Kent and C. A. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1948 at 10 A. M. for applicant to submit plans showing car spaces.

290-45-BZ

APPLICANT—Emanuel M. Glick, for Jacob and Sylvia Duel, owners.

SUBJECT—Application reopened February 3, 1948 (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel M. Glick, Nathaniel C. Saxe and Jacob Duel.

For Opposition: A. Edward Markowitz, Morris Cohen, Fannie Greenberg, Alfred Weiss and A. D. Blumenkrantz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M. for inspection by Committee of Board and decision without further argument.

721-47-BZ

APPLICANT—Henry George Greene, for Michael Vasti and Sol and Sadie Gross, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard.

PREMISES AFFECTED—185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M. at request of applicant.

870-47-BZ

APPLICANT—Henry Nordheim, for Frank Solcito, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A. M. for inspection by Committee of the Board. Applicant to be notified.

895-47-BZ

APPLICANT—Lawrence M. Rothman, for H.A.M. Realty Corp., owner (Jacob Herrlich Sons, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel.

PREMISES AFFECTED—1963-1967 Grand Concourse southwest corner of East 179th street (Block 2808 Lots 44 and 45), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Joseph V. McKee, Lawrence M. Rothman and Gilbert Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

038-47-BZ

APPLICANT—Siegel and Green, for Admirable Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using more than the area permitted.

PREMISES AFFECTED—55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Wm. Weis.

For Opposition: E. Friedman, A. Remner and D. Metliz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 30, 1948 at 10 A. M. for inspection by committee and for decision without further argument. Hearing closed.

039-47-BZ

APPLICANT—Henry George Greene, for Metropolitan Bakery, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—40-41 Westchester square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry George Greene and John T. McCormick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A. M. for further consideration.

097-47-BZ

APPLICANT—Jacob J. Gloster, for Congregation Hope of Israel, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue, classrooms and gymnasium.

PREMISES AFFECTED—841-843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx.

APPEARANCES—

For Applicant: J. J. Gloster and David Globman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A. M. for further consideration.

421-47-BZ

APPLICANT—Lama and Proskauer, for Good Will Steam Laundry, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a business building, using more than the permitted area.

PREMISES AFFECTED—56 Grafton street, west side, 340 ft. 5 in. north of Sutter avenue (Block 3512, Lot 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Abraham H. Goodman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

793-47-BZ

APPLICANT—Kitzler and Nurick, for Margaret A. Pitbladdo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, office, auto laundry and lubricatorium.

PREMISES AFFECTED—10-16 Caton avenue and 7-17 Dahill road, southeast corner (Block 5323, Lots 1 and 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant. The applicant stated that the owner had decided to construct a building for a different use.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

103-37-BZ

APPLICANT—Henry C. Brucker, for Jacob Bromberg and Ethel Kommel, owners (William Petersen, lessee).

SUBJECT—Application reopened March 16, 1943 (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of years (previously granted by the Board).

PREMISES AFFECTED—61-10 to 61-18 (2514-2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: John M. O'Neill and William Petersen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (103-37-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution to permit partly in a business use district and partly in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 2514-2518 Catalpa avenue, southwest corner of 62nd street (Sedgwick street); (Block 3628, Lot 5), Ridgewood, Borough of Queens, was granted by the Board on January 4, 1938, on certain conditions; and

WHEREAS, the term of variance expired by time limitation; and

WHEREAS, Henry C. Brucker, for Jacob Bromberg and Ethel Kommel, owners; William Petersen, lessee, requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in residence and business use districts, the parking and storage of more than five (5) motor vehicles for a term of years; and

WHEREAS, this case was reopened by vote of the Board on March 16, 1943, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin, and laid over and set for hearing on March 9, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Catalpa avenue is in a business use, C area and Class 1 height district; 62nd street is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 6, 1944, re Misc. Applic. 2078-44, reads:

"1. The continuation of parking and storage of more than 5 motor vehicles in a Business & Residence district, beyond the limits of original approval under Cal. 103-37-BZ is contrary to Art. 2, Sects. 3 & 4 of Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 200 ft. in depth, formerly used as a parking lot for more than five (5) motor vehicles; that it is proposed to use the lot for the parking and storage of more than five (5) motor vehicles; and

WHEREAS, the applicant contends that the surrounding property with its buildings thereon has not been altered from that shown on the plot plan when first submitted to the Board for approval; that there is a demand for a parking lot in this vicinity especially now that one or two that formerly existed in this neighborhood are now vacating; that the demand for storage space is increasing daily on this lot; and

WHEREAS, under previous resolution adopted on January 4, 1938, a variance was granted for two years for parking and storage but was not renewed although the use has been unlawfully continued and has been subject to violation; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h, for a term of two (2) years, to permit the plot to be occupied for the parking and storage of more than five (5) motor vehicles on condition that the plot shall be leveled substantially to the grade of surrounding streets and shall be surfaced with steam cinder or clean gravel properly rolled and treated with a binder and graded so as to provide surface drainage; that there shall be erected on the street lot lines and interior lot lines a substantial woven wire fence of the chain link type with anchored steel posts to a height of not less than 5 ft. 6 in. and except for an entrance to the prem-

ises from Catalpa avenue as proposed and as shown on plans filed with this application marked "Received June 6, 1944;" that such entrances shall not exceed 20 ft. in width with curb cut opposite of similar width; that the number of cars stored on the plot shall not exceed that permitted by the Commissioner of Licenses and proper aisles shall be maintained at all times for easy entrance and egress; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be erected near the entrance a building not exceeding 100 sq. ft. in area, which may be of frame, as an office and shelter for the attendant; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that no signs shall be erected on the premises except there may be one sign attached to the fence near the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses, provided such sign does not extend beyond the building line and is not illuminated; that where walls of adjoining premises occur there shall be proper bumpers installed to prevent damage to same; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a certificate of occupancy shall be obtained.

346-47-BZ

APPLICANT—Samuel Rosenblum, for Riviera Hotel, Inc. owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop.

PREMISES AFFECTED—792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and I. Sohn.
For Opposition: Norman Steinberg, Donald Keen, Jos. J. Jacobs, Louise M. Swartz, James H. Burns, Philip Paulson, David Levinworth and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee

THE RESOLUTION (346-47-BZ)

WHEREAS, Samuel Rosenblum, for Riviera Hotel, Inc. owner, filed April 11, 1947 an application under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop, affecting premises 792-798 10th avenue, and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 10th avenue is in business and unrestricted use, B area Class 1½ height districts; West 53rd street is in residence and business use, B area, Class 1½ height districts; the site is in a business use, B area Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1947 on Alt. Applic. 4-47 reads:

"1. Use of premises as gasoline service station and motor vehicle repair shop not permitted in a business district contrary to Sec. 4, Zoning Res."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 5 in. frontage by 75 ft. in depth, presently used as a parking lot by adjoining premises without a C.O.; that it is proposed to erect, a building 16 ft. front by 72 ft. in depth one story, 12 ft. in height, of Class 3 construction, to be used as an office and accessories, lubritorium and motor vehicle repairs; and

WHEREAS, the applicant contends that directly across the street are the old car barns and being used for the storage of automobiles and buses; that diagonally opposite at the southwest corner of 53rd street and 10th avenue there is at present a gasoline service station and also between 54th and 55th streets, on the other side of the street, there is also a gasoline service station; that all the service stations, however, serve traffic going in a southerly direction; that Tenth avenue is a highly travelled traffic artery with both heavy north and south-bound traffic; that the premises in question would serve northbound traffic and there is no gas station for over a half a mile to the south of the premises to serve any such northbound traffic; that the block to the east on West 53rd street which although restricted, has at present a great many non-conforming uses, including the New York Edison Co. plant, garages and factories; that the proposed use on this plot will in no way detract from the surrounding uses; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under sections 7f and 7i, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

514-47-BZ

APPLICANT—Ervin Palmer, for Harry Field, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and local retail use, B area district, the erection and maintenance of a building to be used as a loading space, office, showroom, stockroom, store and shop without the required rear yard.

PREMISES AFFECTED—645 East 12th street, north side, 83 ft. west of Avenue C (Block 395, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: M. A. Schlesinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (514-47-BZ)

WHEREAS, Ervin Palmer for Harry Field, owner, filed May 17, 1947 an application under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail, B area district, the erection and maintenance of a building to be used as a loading space, office, showroom, stockroom, store and shop without the required rear yard, affecting premises 645 East 12th street, north side, 83 ft. west of Avenue C (Block 395, Lot 39), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 12th street and the site are in residence and local retail use, B area, class 1½ height districts; Avenue C is in a local retail, B area and class ½ height district; and

WHEREAS, the decision of the borough superintendent dated May 7, 1947 on amendment to N. B. Applic. 50-47 reads:

"1. Proposal to construct a one story bldg. partly in a Local Retail & partly in a Residence, Use, district for loading space, stockroom, store & shop is contrary to Sec. 3, Art. II, Zoning Resolution.

2. Provide a rear yard in residence use district portion as per Sec. 17, Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. frontage by 76 ft. in depth, presently vacant; that it is proposed to erect a building to cover the entire plot, one story, 12 ft. in height, of class 3 construction, to be used by a builder as a combination office, showroom, stockroom, store and shop for construction equipment, such as tools, scaffolds, and materials awaiting installation; and

WHEREAS, the applicant contends that 17 ft. by 76 ft. of the property in question is not restricted against business use and only an 8 ft. wide strip is in a residential zone; that the Board may grant this variation under section 7b of the zoning law; that in view of the fact that the property is directly adjacent to the corner, the full building-in of this property will not impair block ventilation; that the only rear yard required under the zoning resolution is a space 8 ft. by 7½ ft. behind the residence zone part; and

WHEREAS, the frontage along Avenue C is zoned for local retail use in which the use as proposed would not be permitted as being incompatible with adjoining residential area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of appeal as to use from section 7b to 7e; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution, as to extension of use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7e and 21 thereof, for a term of ten (10) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received May 17, 1947," three sheets, *on condition* that the building shall not be increased in height or area; that there shall be no windows in the rear or side lot lines; that this building shall have no connection with any adjoining building facing on East 13th street or Avenue C; that the term of this variance shall continue only so long as the building is occupied for the use as proposed and for no other use; that no motor vehicles shall be stored within the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

515-47-BZ

APPLICANT—Ervin Palmer, for Harry Field, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in a residence and local retail use, B area district, the erection and maintenance of a building for truck terminal, stockroom and the parking of four trucks, without the required rear yard.

PREMISES AFFECTED—646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: M. A. Schlesinger and Mr. Remnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (515-47-BZ)

WHEREAS, Ervin Palmer for Harry Field, owner, filed May 17, 1947 an application under sections 7b and 21 of the zoning resolution, to permit in a residence and local retail use, B area district, the erection and maintenance of a building for a truck terminal, stockroom and the parking of four (4) trucks, without the required rear yard, premises 646 East 13th street, south side, 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 13th street and the site are in a residence and local retail use, B area, class 1½ height district; Avenue C is in a local retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated November 26, 1947 on amendment to N. B. Applic. 49-47 reads:

"1. Proposal to construct a one story bldg. extending partly into a residence use district for four trucks and trailers parking in day time only is contrary to Sec. 3 Article II Zoning Resolution.

3. Provide a rear yard in residence use district portion as per Sec. 17, Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 39 ft. frontage by 130 ft. in depth, presently vacant; that it is proposed to erect a building to cover the entire plot, one story, 15 ft. in height, of class 3 construction, to be used as a truck terminal, stockroom, and the parking of four (4) trucks; and

WHEREAS, the applicant contends that the occupancy is low and will be restricted to ten people; that the structure when erected will be a truck terminal, to be used by a concern whose principal business is the delivering of freight; that this building is to be used for receiving, sorting, dividing and distributing such freight; that only an 8 ft. wide strip is in a residential zone; that the Board may grant this variation under section 7b of the zoning law; that such space which would result from not making this a part of the building, would be useless because it would be too narrow for another building; that with reference to the required rear yard, a variation permitting coverage of the entire lot is requested under authority of section 21, and is based on a claim of unnecessary hardship of loss of space; that in view of the fact that the property is directly adjacent to the corner, the building of this property will no impair block ventilation; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivisions b and c, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent

dated November 26, 1947 on amendment to N. B. Applic. 49-47 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

602-47-BZ

APPLICANT—Nathaniel C. Saxe, for Ruth Goldner, owner (Warwick Laboratories, lessee).

SUBJECT—Application reopened November 5, 1947—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing.

PREMISES AFFECTED—334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (602-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution to permit in a residence use, C area district the change of occupancy from wood working shop to plastic fabricating, affecting premises 334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn, was withdrawn on September 9, 1947; and

WHEREAS, Nathaniel C. Saxe for Mrs. Ruth Goldner, owner, Warwick Laboratories, lessee, requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to manufacturing; and

WHEREAS, this case was reopened by vote of the Board on November 5, 1947 subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin, and laid over to March 9, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Cleveland street is in residence and business use, C area and Class 1 height districts; Liberty avenue is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated October 10, 1947, re Alt. Applic. 3709-47, reads:

"1. Proposed change of occupancy to manufacturing use on premises located in a Residential zone is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 90 ft. in depth, on which is located a building covering the entire plot, one story (14 feet) in height, of Class 3 construction, used as a public garage; that it is proposed to convert the use in building to manufacturing hydraulic brake fluid, gasket cement and light leather parts used in automobile accessory field that no heavy machinery will be used; that storage of ingredients for brake fluid will comply with regulations of the Fire Department; that the bottling of gasket cement will be performed in existing fireproof room; and

WHEREAS, the applicant contends that Atlantic avenue, the north avenue, has in the main commercial and manufacturing buildings; that Liberty avenue, the southerly avenue, also contains many business establishments; that the

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building is of brick and steel construction and is not readily or economically convertible to a conforming use; that it is further noted that the proposed occupancy is less hazardous than a garage in a residential zone; that the existing dust collectors now on the roof previously installed for the woodworking shop are not to be used nor are they required for the proposed new use; that all of these existing ceiling openings for these dust collectors are to be covered and blanked off; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years, to permit the building to be occupied as proposed and as indicated on plans filed with this application marked "Received January 14, 1948," 1 sheet, and plot plan marked "received October 16, 1947," 1 sheet, *on condition* that the building shall not be increased in height or area and shall not be connected to the building in the rear; that the opening between this building and the building in the rear shall be blocked up with approved masonry; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirements of Chapter 19 of the Administrative Code; that the exits shall comply with the requirements of the labor law; that the location of tanks may be installed toward the center of the building as proposed instead of as indicated on plans marked "Received January 14, 1948," that the installation tanks shall be according to the requirements therefor; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

720-47-BZ

APPLICANT—Gabriel Nathan, for Henry M. Meyer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence and retail use district, D area district, the erection of more than one building on a lot to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium.

PREMISES AFFECTED—61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: Harold L. Strauss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (720-47-BZ)

WHEREAS, Gabriel Nathan for Henry M. Meyer, owner, filed July 29, 1947 an application under sections 7f and 21 of the zoning resolution, to permit in residence and retail use, D area districts, the erection of more than one building on a lot, to be used as a gasoline service station, office, sale and display of auto accessories, auto laundry and lubritorium, affecting premises 61-63 Woodhaven boulevard and 86-01 to 86-17 62nd avenue, northeast corner (Block 3105, part of Lot 28), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication

in the Bulletin, and laid over to March 9, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Woodhaven boulevard is in a retail use, D area and class 1 height district; 62nd avenue and the site are in residence and retail use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated November 18, 1947 on N. B. Applic. 2083-47 reads:

"1. The erection of a building, on premises, partly in a retail and partly in a residence use district, for a use as gasoline service station, washing and lubricating automobiles, display and sales of auto accessories, is contrary to Art. 2, sec. 3 and 4, B.Z.R.

2. The erection of more than one building on a lot is contrary to Art. 1, sec. 1-v, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 108 ft. frontage by 119 ft. in depth, irregular, on which is located a two story brick dwelling, a two car garage and a storage building located in the residential portion of the plot; that it is proposed to erect a building 48 ft. front by 27 ft. in depth, one story, 12 and 14 ft. 6 in. in height of class 3 construction, to be used as a gasoline station, office, sales of accessories, auto laundry and lubritorium; and

WHEREAS, the applicant contends that the present owner and his family have been in possession of this property from 1900 to date, during which time he has been paying taxes and interest; that he is in need of the most feasible use of this property for his livelihood; that the high land assessment makes the cost of the land prohibitive for any but a commercial use; that the owner has been unable to utilize it for a conforming commercial use because of the peculiarities of its location; that the residential area in the rear is very shallow, being cut off by the main line of the Long Island Railroad and leaving insufficient residential support for stores; that support cannot be drawn from the area on the opposite side of Woodhaven boulevard because of the heavy automobile traffic; that Woodhaven boulevard is a main automobile thoroughfare; between the Rockaways and New York via Queens boulevard, that there are now existing 32 gasoline stations on Woodhaven boulevard between Queens boulevard and the Cross Bay Bridge; that in the immediate area there is a gasoline station directly across the street in block 2850, lot 9, and another in block 3101, lot 1 at the corner of Alderton street and Woodhaven boulevard; that it is proposed to house all the facilities within a modern building, surrounded by a concrete paved area treated with planting and shrubbery in such a manner as to make the site beneficial to the immediate area; that the pumps will be the parkway type; that the portion of the lot to be used for the gasoline station is to be separated from the residential portion by a picket type fence on a brick base to a total height of at least six feet; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision f, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent on N. B. Applic. 2083-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

884-47-BZ

APPLICANT—William J. Burke, for Michael Zambrotto, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning

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resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and M. Zambrotto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (884-47-BZ)

WHEREAS, William J. Burke for Michael Zambrotto, owner, filed October 15, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office, affecting premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin, and laid over to February 25, 1948, and again to March 9, 1948, for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that New York boulevard is in a residence use, D area and Class 1½ height district; 148th road is in a residence use, D area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated September 22, 1947, re N. B. Applic. 4185-47 reads:

"1. Proposed gasoline service station, lubritorium, minor repairs, laundry and office in a residence use district is not permitted by Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. frontage by 92.93 ft. in depth, presently vacant; that it is proposed to erect a building 62 ft. front by 30 ft. in depth, one story, 13 ft. 4 in. in height, of Class 3 construction to be used as office, lubritorium, auto laundry and repairs to motor vehicles; that it is proposed to install eight 550 gallon gasoline storage tanks and two pump islands, one facing New York boulevard and the other on 148th road; and

WHEREAS, the applicant contends that the owner is presently operating a gasoline service station at 153-76 New York boulevard; that he also lives at that same address and the whole premises has been taken in condemnation proceedings by the City of New York in connection with the Idlewild Airport project; that he has been paying rent to the City since the middle of 1945 and is being hard pressed by the City to vacate said premises and to take his house along with him; that within the affected area there are numerous non-conforming uses, in Block 13378, Lots 32, 48 and 52 there is a lumber yard; in Block 13407, Lots 1 and 3 there is a junk shop; that the owner will immediately discontinue the use of premises 153-76 New York boulevard as a gasoline service station if permission is granted to erect a modern gasoline service station on the proposed site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has amended his application to bring it under section 7e instead of section 7f and to omit section 7i of the zoning resolution; and

WHEREAS, the Board stated that this was a proper case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of five (5) years to permit the premises to be occupied as proposed and as indicated on plans filed with this application "Received October 15, 1947," 3 sheets, on condition that the plot shall be leveled substantially to the grade of New York boulevard; that an accessory building shall be erected toward the rear of the lot as proposed and shall comply with the requirements of the Building Code therefor and shall be arranged as proposed for auto laundry, lubritorium, office and boiler room but to contain no repairing; that there shall be no openings in the accessory building to the rear or side lot lines; that the building shall not exceed one story in height; that the boiler room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire retarded and shall be enterable only from the exterior; that on the side lot lines where not covered by walls of the accessory building there shall be a concrete foundation constructed to the building line not less than 12 in. in height with an ornamental iron or substantial wood picket fence erected thereon to a total height of not less than 5 ft.; that any gasoline pumps erected shall be not nearer than 10 ft. to the street building line; that at the intersection within the building line there shall be erected a block of concrete not less than 12 in. in height extending for a distance of not less than 5 ft. from the intersection; that such block of concrete may be segmental in shape; that curb cuts shall be restricted to two curb cuts as proposed to New York boulevard and two to 148th road each not over 30 ft. in width and no curb cut nearer than 5 ft. to the side or street lines as extended; that planting shall be maintained along the side lot lines for a distance of not less than 3 ft.; that such planting areas shall be properly protected with concrete curbs; that the balance of the premises where not occupied by accessory building, pumps and planting shall be suitably paved; that gasoline tanks installed shall not exceed eight 550 gallon tanks; that a sidewalk and curb shall be installed to the satisfaction of the borough president along New York boulevard and 148th road; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the greasing equipment shall be of the pneumatic lift type only; that signs shall be restricted to a permanent sign attached to the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line at the intersection of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

935-47-BZ

APPLICANT—Burke, Morrison and Green, for Mildred Burstein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a building without the required setback.

PREMISES AFFECTED—209-02 to 209-10 Union turnpike and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43—formerly Lot 41), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Mildred Burstein.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (935-47-BZ)

WHEREAS, Burke, Morrison and Green for Mildred Burstein, owner, filed October 24, 1947 an application under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a building without the required setback, affecting premises 209-02 to 209-10 Union turnpike, and 80-01 to 80-05 209th street, southeast corner (Block 7783, Lot 43, formerly part of Lot 41), Queens Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin, and laid over to March 9, 1948 for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Union turnpike and 209th street are in a residence use, F area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated October 9, 1947 on N. B. Applic. 368-47 reads:

"1. Min. required setback from street line for Res. F district 15 ft. 0 inches sect. 16 of Zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.815 ft. frontage by 57.11 ft. in depth, irregular, on which is located a dwelling in the course of construction, 57.77 ft. front by 31.33 ft. in depth, irregular, 1st floor, and 44.33 ft. front by 31.33 ft. in depth, 2nd floor, 2½ stories, 23 ft. in height, of class 4 construction; that it is proposed to use the building as a dwelling and physician's office; and

WHEREAS, the applicant contends that in November of 1946 Dr. Harry Burstein, a World War II veteran purchased the premises in question in the name of his wife, Mildred Burstein; that he proposed to build a one family dwelling including a physician's office and filed plans with the Department to that effect; that he entered into the contract with a sub-contractor to "furnish all labor and materials and necessary apparatus for the erection and completion according to plans and specifications of the New York Building Department, herewith submitted, for the erection of a one family home, including physician's office, to be located at the southeast corner of Union Turnpike and 209th street, Queens Village, New York"; that the filed plans showed a 5 ft. side yard, a 15 ft. setback from Union Turnpike and an 18 ft. setback from 209th street; that the sub-contractor, through an error, constructed the foundations in the wrong location; that this error was not apparent until the doctor went to mortgage financing institution for his first advance under his building loan agreement, the building having been roofed and enclosed ready for plaster; that the survey required for the first advance showed the setback condition and the advance was refused; that work on the building has been at a standstill since that time and the difficulty of providing the necessary setback under the existing conditions is evident; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 as to area, of the zoning resolution, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is granted on condition that the building shall not be increased in height or area and shall be located as indicated on survey drawing marked "Re-

ceived March 5, 1948," and no nearer to Union Turnpike or to 209th street as thereon shows; that there shall be no storm porch or other construction of any nature placed on the building or on the front yard between the building and Union turnpike or 209th street; that no signs shall be constructed extending beyond the front of the building and only such signs shall be erected as are lawful under the zoning resolution; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

1063-47-BZ

APPLICANT—Charles M. Spindler, for Bounding Home Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, using more than the area permitted.

PREMISES AFFECTED—66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Arthur W. Kelly, B. D. Siegelbush and Stanley N. Onchaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee..... 3

Negative: Chairman Murdock 1

THE RESOLUTION (1063-47-BZ)

WHEREAS, Charles M. Spindler for Bounding Home Corp., owner, filed December 12, 1947, an application under sections 7f and 21 of the zoning resolution, to permit in residence and business use districts, D area, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, using more than the area permitted, affecting premises 66-01 to 66-25 Austin street; and 94-02 to 94-10 66th avenue, northeast corner (Block 3156, Lot 101), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin, and laid over to March 9, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Austin street is in business use, 66th avenue is in residence and business use and site is in residence and business use, all in D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1948, re N. B. Applic. 6485-47, reads:

"1. Proposed garage for more than five motor vehicles on the business portion of a plot located in a residence and business use district, is contrary to Art. II, Sec. 4(a) (15) of the Zone Law.

2. Area of proposed building exceeds permissible coverage in a 'D' area district as per Art. IV, Sec. 14 (c) of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 249.41 ft. front by 127.58 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 249.41 ft. front by 100 ft. in depth, one story, 13 ft. in height, of Class 1 construction to be used as a garage for more than five motor vehicles; and

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WHEREAS, the applicant contends that Austin street parallels the railroad and is not suitable for homes or stores, but is developed principally with garages serving the many nearby apartment houses of Forest Hills and Rego Park; that development of the site with a conforming use is further hampered by the fact Austin street comes to a dead end at the east lot line of the site, with the two acre plant of the Forest Hills Cement Block Co. occupying the bed of Austin street as well as abutting the side; that 66th avenue also comes to a dead end less than 100 feet south of Austin street, so that there would be absolutely no demand for the store use permitted on the site; that the proposed building will be built only within the business portion of the plot and a yard partly 4 feet wide and partly 27 feet wide lying within the residence zone will be left unbuilt upon to assure adequate light and air for any possible development within the adjoining residence zone; that both lot line walls will be unpierced masonry to further minimize the possibility of noise or fumes entering adjacent lots; that the two lots most affected by this proposed garage (Block 3156, Lot 106 and Block 3100, Lot 33) immediately to north on both sides of 66th avenue are both owned by owners of subject site, so that the nearest affected residential property on 66th avenue is more than 200 feet away; that the Zoning of this area is an example of a practice which renders conforming development difficult, namely, zoning one side of a street unrestricted and the opposite side business; that this zoning has led to a row of garages (including one under construction opposite the site) on the south side of Austin street, which discourages conforming development on the north side; that all garages in the neighborhood are completely filled, and a survey indicates that the 90 car capacity of the garage now being built on the southeast corner of 66th avenue and Austin street will not begin to satisfy the demand for garage space in this area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision f, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of fifteen (15) years to permit the construction of the garage as proposed and as indicated on plans filed with this application marked "Received December 12, 1947," *on condition* that the building shall not exceed the area as indicated on such plans; that there shall be erected on the rear lot lines a retaining wall with woven wire fence erected on such wall as may be necessary for protection of the adjoining premises; that the yard shall be cement paved and properly drained or may be landscaped as proposed; that the building may be a storage garage for more than five motor vehicles and any gasoline installed in the premises shall be solely for servicing motor vehicles within the garage; that no signs shall be erected on the exterior of the building advertising the sale of gasoline; that no repainting shall be carried on in the premises; that no windows shall be erected on the rear lot line or the side lot line to the east; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

2-48-BZ

APPLICANT—Paul Friedman, for Monogram Realty Company, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—724-738 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (block 4795, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Sidney Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (2-48-BZ)

WHEREAS, Paul Friedman for Monogram Realty Company, owner, filed January 2, 1948, an application under section 7h of the zoning resolution, to permit in residence and business use districts the parking and storage of more than five (5) motor vehicles for a term of two (2) years; affecting premises 724 to 738 East New York avenue, south side, 273 ft. 1 in. east east of Albany avenue and 661 to 671 Maple street (Block 4795, Lot 21), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin; and laid over to March 9, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East New York avenue is in a business use, D area and Class 1 height district; Albany avenue is in a business use, D area and Class 1 height district; the site is in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 23, 1947, re N.B. Applic. 1775-47, reads:

"Proposed parking and storage of more than five motor vehicles on a lot partly in a business use district and partly in a residence use district is contrary to Art. II, Sec. 4(a), Subd. 15, and Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 141 ft. 11 $\frac{5}{8}$ in. frontage by 200 ft. in depth, presently vacant; that it is proposed to erect a building 12 ft. 8 in. by 16 ft. one story, 9 ft. 6 in. in height, to be used as an attendant's office; and

WHEREAS, the applicant contends that the proposed use will benefit the residents of the neighborhood because there is a need for inexpensive and conveniently located parking and storage space for automobiles in the vicinity; that the proposed grant will not adversely affect garage owners in the neighborhood because the large two-story brick garage across the street (Block 1428, Lot No. 47) is now being used for factory purposes and because the two-story brick garage, located almost 400 ft. away (Block 1429, Lot 1) is filled to capacity and could not accommodate any more cars than are now being accommodated therein; that the substitution of an orderly well-regulated lot serving a useful community purpose would improve the appearance of the neighborhood; that the entrance and exit to the premises will be confined to the business frontage on East New York avenue; that the residential character of Maple street will not be adversely affected as it is proposed to have no curb cuts or openings in the fence on the Maple street frontage and because it is proposed to install and maintain

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shrubbery along the fence lines in the residential portion of the plot, substantially improving the appearance of the plot; that the future development of the neighborhood will not be adversely affected by a grant of the application in this case because the proposed use is temporary in nature and will be subject to the regulatory powers of the Board of Standards and Appeals; that a grant of the application would do substantial justice in that, without harming anyone, it would benefit the owner of the subject premises which has been vacant and has produced no income ever since the owners acquired title to the property in 1906, notwithstanding which the owners have paid all of the accrued real estate taxes charged against the property; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h for a term of two (2) years to permit the premises to be occupied as proposed for the parking and storage of more than five (5) motor vehicles on condition that the plot shall be cleared of all rubbish, trees, bushes and fences and shall be leveled substantially to the grade of East New York avenue and Maple street and shall be surfaced with steam cinders or clean gravel and treated with a binder and properly graded so as to provide surface drainage; that on the street lines and interior lot lines there shall be erected a woven wire fence of the chain link type with anchored steel posts not less than 6 ft. in height with no openings therein except two openings as proposed for entrance and exit to East New York avenue; that such openings shall be located substantially as shown and shall not exceed 15 ft. in width with curb cut opposite of similar width; that shrubbery shall be planted inside of the fence within the residential use district and shall be protected with a proper barrier to prevent damage from cars; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be erected near the entrance as shown a building not over one story in height and not over 150 sq. ft. in area solely as an office and shelter for the attendant; that this building shall be constructed of the materials as proposed; that the signs shall be restricted to one sign attached to the fence near the entrance advertising the parking and storage use and such information as is required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. and shall not extend beyond the building line and shall not be illuminated; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that any lights for general illumination shall be on post standards with metal reflectors reflecting towards the center of the lot and away from the adjoining occupancies; that such standards shall not be over 10 ft. in height; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

896-47-A

APPLICANT—Lawrence M. Rothman, for H. A. M. Realty Corp., owner (Jacob Herrlich Sons, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph V. McKee, Lawrence M. Rothman and Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1948 at 10 A.M., for inspection by committee of Board and decision without further argument. Hearing closed.

997-47-A

APPLICANT—David Belson, for N. Y. Dock Co., Inc., owner (Glyco Products Co., Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—228-236 King street, north side, 75 ft. 2 in. west of Ferris street (1st floor); (Block 515, part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: David Belson and Louis Shapiro.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice to file plans with borough superintendent.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

901-47-A

APPLICANT—Ervin Palmer, for Harry Field, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—646 East 13th street, south side 70 ft. west of Avenue C (Block 395, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: M. A. Schlesinger and M. Remnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

THE RESOLUTION (901-47-A)

WHEREAS, Ervin Palmer for Harry Field, owner, filed October 6, 1947, an appeal from a decision of the borough superintendent, affecting premises 646 East 13th street, south side, 70 ft. west of Avenue C, (Block 395, Lot 29), Borough of Manhattan; and

WHEREAS, the decision of borough superintendent, dated November 26, 1947, on amendment to N.B. Applic. 49-47, reads

"2. Provide two means of egress remote from each other as per Sec. 61.2.2.2 and Sec. 61.2.4 B.C." and

WHEREAS, the applicant states that the proposed building will be one story, 15 ft. in height; 39 ft. by 130 ft. in area, of Class 3 construction, located on a lot 39 ft. front by 130 ft. in depth, in a local retail and residence use D area, Class 1½ height district and used and occupied as a truck terminal and storage room, 4 persons; and

WHEREAS, the applicant contends that it is proposed to provide two exits at the front of the building but due to the width of the property these exits cannot be more remote than shown; that it is proposed to supplement the exits by a scuttle and ladder to roof at the rear of the building for emergency egress to the roof of adjoining buildings; that due to the type of occupancy and the number of employees, it is felt that such exit facilities will be sufficient; that should the Board deem it necessary, either a 70 deg. stairway will be provided to scuttle or a substitute regular stair with bulkhead at roof.

Resolved, that the decision of the borough superintendent dated November 26, 1947 on amendment to N.B. Applic. 49-47 be and it hereby it *affirmed* and that the appeal be and it hereby is *denied* (See action on 515-47BZ).

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3-48-A

APPLICANT—Samuel Rosenblum, for Pason Realty Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—776-780 Lexington avenue, south side, 100 ft. west of Patchen avenue (Block 1627, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum and Louis Adler.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (3-48-A)

WHEREAS, Samuel Rosenblum for Pason Realty Corp., owner, filed January 5, 1948 an appeal from an order and decision of the fire commissioner, affecting premises 776-780 Lexington avenue, south side, 100 ft. west of Patchen avenue (Block 1627, Lot 40), Borough of Brooklyn; and

WHEREAS, Order 8186-LC issued by the fire commissioner May 26, 1947 and repeated in a decision of the fire commissioner dated December 22, 1947 reads:

"1. You are hereby notified that an inspection of the above premises used to store and use Ready Mixed Paints, etc., shows the following must be done before the permit requested by you can be issued:

"1. Reduce the quantity of volatile inflammable oil (Savasol #4) to not more than 5 gallons and provide an approved type safety can for such storage

"or

"Provide an approved storage system for storing and handling all volatile inflammable oil (Savasol #4). Plans and specifications must be filed with and approved by Department of Housing and Buildings, before above work may be commenced. C19-51.0, Administrative Code.

"2. Reduce the storage of spraying, dipping or immersing materials on the premises so that the total amount of material stored does not exceed 20 gallons, and the quantity of such materials used in a day does not exceed 2 quarts. Rule 1.1, Spray Rules.

"or

"3. Discontinue the process of spraying, dipping or immersing, using flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used, in connection therewith, on the above premises or a portion thereof which is heated by other than the use of steam or hot water circulating systems and the boiler is located outside the space where spraying, dipping or immersing is carried on. Rule 1.3.4, Spray Rules."

and

WHEREAS, the applicant states that the building is one story, 14 ft. in height, 75 ft. by 100 ft. in area, of class 3 construction, erected in 1925, located in an unrestricted use district, used and occupied since 1945 as follows: cellar, unused, boiler room; 1st floor, manufacturing bed springs, 18 persons; that the building is equipped with a two source sprinkler system throughout; and

WHEREAS, the tenant was convicted and fined in Magistrates' court December 1, 1947 on a charge of violation of section C19-84.0 of the Administrative Code; and

WHEREAS, the applicant contends that the owner took possession in 1945 having been formerly located at 75 Grand avenue where the identical use and occupancy was maintained for many years under regular permits issued by the fire department; that the conditions in the present premises

are superior to those maintained in the previous premises and in addition the present premises are provided with an automatic sprinkler system fed from the adjoining building; that the quantity of material received is one drum of varnoline and 120 gallons of mixed paints; that the dipping tank is at the east end of the building, 75 ft. away from where the gas unit heaters are located; that there is no spraying done on the premises; that the gas unit heaters are located at the ceiling; that the building is provided with skylights and windows at the rear for ventilation; that there is no open flame nearer than 75 ft. to the dipping tank; that in view of the ample space provided and as the gas unit heaters are at the ceiling and as the quantities of inflammable and combustible are small and as the building is sprinklered, it is requested that the order of the fire commissioner be modified; and

WHEREAS, the applicant contends that the gas unit heaters installed are those manufactured by the Surface Combustion Corporation of Toledo, Ohio, as approved under Cal. 683-38-SA, equipped with screen protection for air intake and bear the Underwriters label; that the hot water heater installed is manufactured by Rheem Manufacturing Co. and is provided with a completely enclosed flame protected heater; that the drying oven is of a type approved by the Board under Cal. 728-46-SA, manufactured by J. Holland & Sons, Inc.; and

WHEREAS, C.O. 91003 issued February 9, 1939 permits the use of the building as a machine shop.

Resolved, that the decision of the fire commissioner as to Order 8186-LC, objections 1, 2 and 3 be and it hereby is modified and that the appeal be and it hereby is granted on condition that the amount of paint stored on the premises shall not exceed 110 gallons and the amount of Savasol No. 4 shall not exceed 50 gallons; that no other inflammable material shall be installed on the premises; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the manufacturing process shall be maintained to the satisfaction of the fire commissioner; that the heating of the building and the baking oven shall be as proposed; that the sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner.

MATERIAL AND APPLIANCE SUBMITTED FOR APPROVAL

965-47-SA

APPLICANT—Blackstone Corp., owner.

SUBJECT—Blackstone Automatic Washer, Model 150, approval of.

APPEARANCES—

For Applicant: David I. Shivitz.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (965-47-SA)

WHEREAS, the report of a Committee on Test, reads:

REPORT OF COMMITTEE ON TEST

January 30, 1948

Re: Cal. 965-47-SA.

Subject: Blackstone Automatic Washer, Model 150, Approval of.

The Blackstone Corp. filed November 3, 1947, an application with the Board of Standards and Appeals for the approval of an appliance known as Blackstone Automatic Washer Model 150 under the requirements of C26-178.0.b and C26-1277.0b of the Administrative Building Code and the Rules of the Board.

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DESCRIPTION

The Blackstone Automatic Washer Model 150 operates on an agitator principle designed for connecting to a plumbing system and adjacent to a drain outlet. Hot and cold water enters a mixing valve and is transmitted from the mixing valve through a rubber hose to a nozzle then jetted through an air gap into an intake spout which acts as a baffle and breaks up and soap head that may be tossed off by the centrifugal action of the tub when it is rotating.

The tub is provided with 24 flutes which taper outward and are open at the top so as to toss off the water into the collector tank under centrifugal force. The openings in these flutes are roughly $1\frac{1}{4}$ inches below the rim of the tub and $2\frac{1}{4}$ inches below the intake spout. The tub is also provided with top louvres, the purpose of which is to carry off soap, scum and dirt into the collector tank.

The complete cycle of washing, rinsing and damp drying takes about 38 minutes.

INSPECTION AND TEST

Preliminary tests were performed on applicant's Model 150 at the Laboratory Facilities, Dept. of Water Supply, Gas & Electricity, 30 Vanderwater Street, New York City, on November 26, 1947, January 14, 1948 and official final test on January 21, 1948. The following were present at the several tests: Commissioner C. M. Blum, Chief Engineer L. V. Huber and J. A. Darts, Engineering Division of the Board of Standards and Appeals; Messrs. O. J. Burke and J. McCormack of the Dept. of Water Supply, Gas and Electricity; Mr. H. Ferguson, Plumbing Division, Building Dept.; Messrs. J. Wicht, D. Shivitz, J. Wolfe, B. Gross, S. Green and B. Cohen of the Blackstone Corp.

The machine was subjected to a full wash routine with a soap dosage of 4 times normal requirement. This soap dosage was added in increments of 4 ozs. every 4 minutes, namely 4 ozs. at 0.0 min. 4 ozs. at 4:10 minutes, 4 ozs. at 8:20 minutes, 4 ozs. at 12:30 minutes. This dosage would be assumed to create an abnormal soap head condition but due to the agitating principle and the fluted sides of the tub, this condition did not materialize, so that at no time did the soap head come within 1 inch of the intake spout. The hydraulic test demonstrated that the Blackstone Automatic Washer, Model 150, equipped with an air gap conforms to Rule 2 of the Submerged Inlet Rules adopted by the Board of Standards and Appeals February 3, 1939, as amended September 10, 1946, effective October 7, 1946.

RECOMMENDATIONS

On the basis of the foregoing tests, the Committee on Test recommends the approval of the Blackstone Automatic Washer, Model 150, under C26-171.0.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939, as amended September 10, 1946, effective October 7, 1946. And as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter $2\frac{1}{2}$ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-

1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under Cal. 965-47-SA, and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1110-47-SM

APPLICANT—Poissant Mfg. Corp., owner.

SUBJECT—Pomco 2 inch Fuel Oil Fill Box (Fill Pipe Terminal), approval of—

APPEARANCES—

For Applicant—John W. Poissant.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1110-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 30, 1948.

Re: Cal. 1110-47-SM

Subject: Pomco 2" Fuel Oil Fill Box
(Fill Pipe Terminal)—Approval of.

Poissant Mfg. Co. 32-25 Greenpoint Ave., L. I. City, New York, filed on December 22, 1947, an application with the Board of Standards and Appeals for the approval of the Pomco 2" Fuel Oil Box (Fill Pipe Terminal) under the provisions of C19-57.0 and the Oil Burner Rules of the Board of Standards and Appeals.

Description

The device is 2.200" inside diameter constructed of cadmium plated cast iron with four lugs on the outside so that it can be imbedded in concrete or masonry to prevent the fill pipe terminal from being loosened from the fill pipe. This device is provided with a cast brass screw plug 2-15/16" OD. The body has 2" Taper pipe thread and the seal cap 2" straight Pipe Thread.

A leather gasket is provided, inserted in a groove in the nipple end of the fill pipe terminal so it cannot be readily removed in order to render the fill pipe terminal vaporproof at all times when not in use.

Test

This fill pipe terminal was inspected and tested by the Committee on Test of the Board. The fill pipe

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terminal was found to comply with the requirements of Rule 7.4.4 of the Oil Burner Rules of the Board, Cal. #217-21-SR.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends the approval of the Pomco 2" Fuel Oil Box (Fill Pipe Terminal) when constructed as herein described and when installed in accordance with the Oil Burner Rules of the Board of Standards and Appeals and on condition that the outer flange of the fill pipe terminal shall be provided with letters not less than 1/2 inch in height and raised 1/16 inch reading: "Fuel Oil" and with the calendar number, "Cal. 1110-47-SM" in smaller letters.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 9, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

514-46-A

APPLICANT—J. G. L. Molloy, for Jack Seidler, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy, Jack Seidler and Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (514-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting 166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn, was granted by the Board, on October 22, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 22, 1946 by adding thereto:

" . . . that the passageway from the stair to street may be constructed at mezzanine level within the first story provided the height below such passage is not less than 6 ft. and 6 ft. clear within the passage, and the passage is constructed of materials approved for one hour construction and with the stairway leading to a door directly to the street."

854-47-A

APPLICANT—Marlo and Luongo, for Hunt Silver Co., Inc., owner.

SUBJECT—Application reopened January 20, 1948—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—146-148 West 22nd street, south side, 258 ft. 4 in. east of 7th avenue (Block 797, Lot 68); Borough of Manhattan.

APPEARANCES—

For Applicant: Vincent A. Luongo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (864-47-A)

WHEREAS, Marlo and Luongo for Hunt Silver Co., Inc., owner, filed September 9, 1947 an appeal from a decision of the borough superintendent, affecting premises 146-148 West 22nd street, south side, 258 ft. 4 in. east of 7th avenue (Block 797, Lot 68), Borough of Manhattan; and

WHEREAS, this appeal was withdrawn November 25, 1947 for the purpose of obtaining examination by the borough superintendent on the basis of the Labor Law as amended by Chapter 905 of laws of 1947; and

WHEREAS, this appeal was restored to the calendar January 20, 1948 for the purpose of considering a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent dated December 15, 1947 on amendment to Alt. Applic. 699-47 reads:

"2. Provide two means of egress from 2nd floor to comply with Sec. 270, Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 29 ft. in height, 41 ft. 8 in. by 98 ft. 9 in. in area, at 1st floor, 41 ft. 8 in. by 64 ft. in area, at 2nd floor, of Class 3 construction, erected prior to 1913, extended in 1918, located in an unrestricted use, B area, Class 2 height district, on a lot 41 ft. 8 in. by 98 ft. 9 in. in area, used and occupied since April 1947 as follows: cellar, storage; 1st floor, manufacturing silverware, 26 persons; 2nd floor, offices and showroom, moulding and designing of silverware, 6 persons; that no change in use or occupancy is proposed; that the building is equipped with one 3 ft. 6 in. wide wood stairs, enclosed in one hour partitions, equipped with metal fireproof self-closing doors, and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that the building was three stories high prior to 1913 and altered to a two story building with a one story rear extension for use as storage and office and C.O. 1330 issued June 17, 1919; and

WHEREAS, the applicant contends that it is proposed to change the occupancy of the building from storage and offices to factory and offices; that the requirement for a fireproof passage leading to street imposes a practical difficulty and unnecessary hardship as the passageway would use valuable space now used for work benches necessary for the conduct of the business; that there are two means of egress at the front of the building to the street; that the 2nd floor partitions are existing and only minor alterations such as relocation of openings is proposed; that it is proposed to erect a new 4 ft. wide iron balcony and counter

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balanced ladder to the sidewalk grade at front; that the cellar will be used for stock room and vault only with no occupancy.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on amendment to Alt. Applic. 699-47, objection 2, and that the application be and it hereby is *granted on condition* that a second means of exit shall be provided as proposed and as shown on plans filed with this application marked "Received January 6, 1948", four sheets, in the form of a fire escape on the front of the building complying with the requirements of the Labor Law and with a gooseneck ladder from the second balcony to the roof and to accommodate such ladder the balcony platform shall be extended easterly to take in an additional window; that at least one window shall be cut down substantially to floor level with a casement door opening out as required and as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and this variance shall continue only so long as the building is not increased in height or area.

1048-47-A

APPLICANT—Morris Whinston, for Solowey Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—431 7th avenue, east side, 74 ft. $\frac{3}{4}$ in. south of West 34th street (Block 809, Lot 82), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Whinston.

For Administration: Henry T. Phenev and Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (1048-47-A)

WHEREAS, Morris Whinston, for Solowey Realty Corp., owner, filed December 10, 1947, an appeal from a decision of the borough superintendent, affecting premises 431 7th avenue, east side, 74 ft. $\frac{3}{4}$ in. south of West 34th street, (Block 809, Lot 82), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated November 26, 1947, on Alt. Applic. 1933-47, reads:

"1. Request for reconsideration of objection A2 has been denied.

Objection A2 A-B repeated as follows:

A2. Means of egress as shown on plans do not conform to Local Law 60 of 1947 in that

A—two means of egress not provided.

B—Stair halls must be entirely enclosed in fire resisting partitions and separated from public halls—stairs.

Note: Other objections not considered at this time."

and

WHEREAS, the applicant states that the building is 4 stories, 40 ft. in height, 24 ft. $8\frac{1}{2}$ in. by 100 ft. in area, at 1st floor, 24 ft. $8\frac{1}{2}$ in. by 80 ft. in area at typical floor, Class 3 construction, erected in 1885, located in a retail use, B area, Class 2 height district, used and occupied since 1895: Cellar, storage; 1st floor, restaurant and kitchen, 130 persons; 2nd floor, furnished rooms and 1 apartment, 10 persons; 3rd and 4th floors, furnished rooms, 10 persons per floor; that the building is equipped with a one source sprinkler system in the public halls and two 3 ft. wide wood stairs, enclosed in partitions of lath and plaster equipped with wood doors which are self-closing; that stairhalls lead to roof bulkhead and to street; and

WHEREAS, the applicant contends this 4-story building consists of a front and rear building built about 1885, used as a hotel and furnished room house since 1895 and now classified as a Class B Multiple Dwelling (Furnished Rooms); that in 1939 application was filed to install a sprinkler in the public halls of both buildings and approved under Sprinkler Application 39/39; that there is one stair in front building and one in the rear building, leading to roof by existing bulkheads; that under the existing Law for Class B Multiple Dwellings, the sprinkler system is accepted as a second means of egress and the stair enclosure need not be fire-resisting where there is a sprinkler system in the public hall; and

WHEREAS, the applicant has filed revised drawings marked "Received February 24, 1948" showing a proposed fire escape bridge across the present court connecting the front and rear buildings and the new fire retarded passage from present public halls of both buildings to this new fire escape bridge with egress through the existing fireproof self-closing door at 2nd floor passage direct to street, and a connection at 2nd floor level to fire escape of adjoining building at 433-435 7th avenue.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1933-47, objection A-2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the means of exit shall be provided as proposed and indicated on revised plans filed with this appeal, marked "Received February 24, 1948" (2 sheets); that the new hallways both in the front and the rear building as shown shall be protected with a sprinkler system extended from the existing sprinkler system in the hallways; that the doors to the proposed bridge shall be fireproof; that the fire escape stair shown on the bridge shall either be removed to the outside thereof with access thereto or the bridge shall be widened so as to provide adequate passageway between the fire escape railing and the bridge railing; that the rooms indicated on the plan as furnished rooms which have no exterior light shall not be used as furnished rooms; that the conditions as to exit from the adjoining building at No. 433 7th avenue and serving as a second means of exit for the building under appeal under the same ownership, shall be maintained in accordance with the resolution adopted under Cal. No. 820-26-S on March 8, 1927, and that the door leading from such fire escape to the main building shall be made double-acting and openable at all times, so as to comply with the requirements of law for exit from both 433 7th avenue and 431 7th avenue; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall be maintained as to furnished room occupancy to the satisfaction of the Housing Division of the Department of Housing and Buildings.

1072-47-A

APPLICANT—Cypress Hills Florist, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—824 Jamaica avenue, south side, 87.15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1072-47-A)

WHEREAS, Cypress Hills Florist, Inc., owner, filed November 7, 1947, an appeal from a decision of the borough superintendent, affecting premises 824 Jamaica avenue, south

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side, 87.15 ft. west of Crescent street (Block 4105, Lot 41), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1947, on Alt. Applic. 3577-47, reads:

"1. Roof sign does not comply with Sec. B26-11.0, Art. 2 of the Adm. Code."

and

WHEREAS, the applicant states that the building is one story, 9 ft. in height; 16 ft. 1½ in. by 30 ft. 7¼ in. in area, of Class 3 construction; erected 1932; located on a lot 45.48 ft. by 44.52 ft. in area in an unrestricted use C area, Class 1 height district and used and occupied since 1940 as office and studio combined, 2 persons; and

WHEREAS, C.O. 81571 issued March 13, 1937, upon completion of work under Permit 668-37, permits the use of the building as a store for the sale of newspapers, cigars and candy; and

WHEREAS, the applicant contends that the building is but 16 ft. wide by 30 ft. deep and approximately 9 ft. high; that if an attempt were made to comply with the Code a sign would have to be 7 ft. on top of the building plus 6 ft. in from either side thus reducing the sign to a possible 4 ft. across the front; that the requirements of the Code obviously apply to larger buildings and larger signs; that this building is so small that there would be no problem for firemen to throw a hose on any part of the roof; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Board deemed that in view of the uncertain occupancy by the photographer, as stated by the owner, and in view of the unsafe condition of the present sign on the roof, there is no reason why a new sign should not conform with the law.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

23-48-A

APPLICANT—Victor D. Borst, Jr., for Leslie F. Black, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

APPEARANCES—

For Applicant: Victor D. Borst, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (23-48-A)

WHEREAS, Victor D. Borst, Jr., for Leslie F. Black, Inc., owner, filed January 12, 1948 an application pursuant to section 35 of the General City Law, to permit the maintenance of a building erected in the bed of a mapped street (Metropolitan avenue), affecting premises 99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated November 3, 1947, redened December 17, 1947, on Alt. Applic. 2776-47 reads:

"1. Secure approval of B. of St. & A. for maintaining a building within the bed of mapped street."

and
WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height, 19.6 ft. by 65 ft. in area, of Class

3 construction, erected in 1928, on a lot 19.50 ft. by 99.36 ft. in area, in a business use, D area Class 1 height district, used and occupied as follows: cellar, boiler room and store-room; 1st floor, stockroom, packing and shipping; 2nd floor, two families, for which C.O. 39610 was issued January 22, 1929 upon completion of work under N.B. Applic. 6202-28 except that such certificate limits the first story use to store and the 2nd floor to dwelling without specifying the number of families; and

WHEREAS, the applicant contends that plans were filed in 1928 and the building erected and C.O. issued; that about 1911 a map was filed showing the proposed widening of Metropolitan avenue; that the premises as now constructed are partly in the bed of this mapped street contrary to the General City Law and the owner received no notice of the necessity of obtaining the approval of the Board at the time the building was erected; that at the time the building was erected the Department was operating under an opinion of the Corporation Counsel that the approval of the Board was unnecessary; that the owner now desires to obtain a mortgage and the bank refuses to grant such a mortgage due to the fact that the building lies partly in the bed of a mapped street and it is therefore requested that the Board grant permission to maintain the building.

Resolved, that the decision of the borough superintendent as to Alt. Applic. 2776-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the building shall not be increased in height or area; that in the event a portion of the premises is taken by the city for street purposes, no claim shall be made in condemnation for the value of the building so taken beyond the cost of such portion at the time the building was erected in 1928 plus the fair cost for construction of new street line enclosing walls as may be determined by the court and for the fair value of the land so taken as determined by the court.

24-48-A

APPLICANT—Victor D. Borst, Jr., for Leslie F. Black, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

APPEARANCES—

For Applicant: Victor D. Borst, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (24-48-A)

WHEREAS, Victor D. Borst, Jr., for Leslie F. Black, Inc., owner, filed January 12, 1948 an application pursuant to section 35 of the General City Law, to permit the maintenance of a building erected in the bed of a mapped street (Metropolitan avenue), affecting premises 99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road, (Block 3894, Lot 39), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated November 3, 1947, redened December 17, 1947 on Alt. 2775-47 reads:

"1. Secure approval of B. of St. & A. for maintaining a building in bed of mapped street as per section 35 of General City Laws."

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WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height, 19.6 ft. by 65 ft. in area, of Class 3 construction, erected in 1928, on a lot 19.50 ft. by 99.47 ft. in area, in a business use, D area Class 1 height district, and used and occupied as follows: cellar, boiler room and storeroom; 1st floor, stockroom, packing and shipping; 2nd floor, two families, for which C.O. 39610 was issued January 22, 1929 upon completion of work under N.B. 6202-28 except that such certificate limits the first story to store and the 2nd floor to dwelling without specifying the number of families; and

WHEREAS, the applicant contends that plans were filed in 1928 and the building erected and C.O. issued; that about 1911 a map was filed showing the proposed widening of Metropolitan avenue; that the premises as now constructed are partly in the bed of this mapped street contrary to the General City Law and the owner received no notice of the necessity of obtaining the approval of the Board at the time the building was erected; that at the time the building was erected the Department was operating under an opinion of the Corporation Counsel that the approval of the Board was unnecessary, that the owner now desires to obtain a mortgage and the bank refuses to grant such a mortgage due to the fact that the building lies partly in the bed of a mapped street and it is therefore requested that the Board grant permission to maintain the building.

Resolved, that the decision of the borough superintendent as to Alt. Applic. 2775-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the building shall not be increased in height or area; that in the event a portion of the premises is taken by the city for street purposes, no claim shall be made in condemnation for the value of the building so taken beyond the cost of such portion at the time the building was erected in 1928 plus the fair cost for construction of new street line enclosing walls as may be determined by the court and for the fair value of the land so taken as determined by the court.

25-48-A

APPLICANT—Victor D. Borst, Jr., for Leslie F. Black, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99-20 Metropolitan avenue, southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

APPEARANCES—

For Applicant: Victor D. Borst, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (25-48-A)

WHEREAS, Victor D. Borst, Jr., for Leslie F. Black, Inc., owner, filed January 12, 1948 an application pursuant to section 35 of the General City Law, to permit the maintenance of a building erected in the bed of a mapped street (Metropolitan avenue), affecting premises 99-20 Metropolitan avenue, southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated November 3, 1947 and redened December 17, 1947 in Alt. Applic. 2774-47 reads:

"1. Secure approval of B. of St. & A. for maintaining a building in bed of mapped street as per section 35 of General City Law."

and

WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height, approximately 20 ft. by 70 ft. in area, of Class 3 construction, erected in 1928, located on a lot 23.50 ft. by 99.54 ft. in area, in a business use, D area Class 1 height district, and used and occupied as follows: cellar, storeroom and boiler room; 1st floor, office; 2nd floor, two families, for which C.O. 39528 was issued January 11, 1929 upon completion of work under N.B. Applic. 6432-28 except that such certificate limits the first story to dwelling and the 2nd story to dwelling without specifying the number of families; and

WHEREAS, the applicant contends that plans were filed in 1928 and the building erected and C.O. issued; that about 1911 a map was filed showing the proposed widening of Metropolitan avenue; that the premises as now constructed are partly in the bed of this mapped street contrary to the General City Law and the owner received no notice of the necessity of obtaining the approval of the Board at the time the building was erected; that at the time the building was erected the Department was operating under an opinion of the Corporation Counsel that the approval of the Board was unnecessary; that the owner now desires to obtain a mortgage and the bank refuses to grant such a mortgage due to the fact that the building lies partly in the bed of a mapped street and it is therefore requested that the Board grant permission to maintain the building.

Resolved, that the decision of the borough superintendent as to Alt. Applic. 2774-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the building shall not be increased in height or area; that in the event a portion of the premises is taken by the city for street purposes, no claim shall be made in condemnation for the value of the building so taken beyond the cost of such portion at the time the building was erected in 1928 plus the fair cost for construction of new street line enclosing walls as may be determined by the court and for the fair value of the land so taken as determined by the court.

75-48-A

APPLICANT—Abraham Satlow, for Stahl Soap Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13-17 Forrest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Satlow and Raymond Rochlin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (75-48-A)

WHEREAS, Abraham Satlow, for Stahl Soap Corporation, owner, filed January 28, 1948, an appeal from decisions of the borough superintendent, affecting premises 13-17 Forrest street, north side, 125 ft. east of Bushwick avenue, (Block 3141, part of Lot 1), Borough of Brooklyn; and

WHEREAS, the decisions of the borough superintendent, dated January 27, 1948, to amendment to Alt. Applic. 1597-47, reads:

"1. Proposed alterations are so extensive as to constitute a factory bldg. erected after Oct. 1, 1913—Comply fully with Sec. 270 Labor Law—Fireproof structure required, also, fireproof enclosed stairs.

Note: See Bd. of Stds. and Appeals Resolutions Cals. 195-31-S and 1116-27-A."

and

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WHEREAS, the decision of the borough superintendent, dated February 9, 1948, on Alt. Applic. 1597-47, reads:

"F.P. 2. Provide a fire extinguishing system (sprinkler) in accordance with Art. 22 of Ch. 19 (C19-130.0 AC)." and

WHEREAS, the applicant states the building is 6 stories, 104 ft. in height; 82 ft. 10 in. by 126 ft. in area at 1st floor; 82 ft. 10 in. by 73 ft. in area at typical floor; Class 3 construction, erected in 1890; located in an unrestricted use, B area, Class 1½ height district; now vacant; proposed to be used and occupied: 1st floor, boiler room and shipping, 3 persons; 2nd floor, floating of soap, 6 persons; 3rd floor, soap milling, 6 persons; 4th floor, soap powder and chips, 2 persons; 5th floor, drying soap, 2 persons; 6th floor, boiling soap and storage, 2 persons; that the tower above the 6th floor will not be occupied; that the building will be equipped with one 3 ft. 8 in. iron stairs, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors and extending from roof bulkhead direct to street and one fire escape with its lowest termination on the roof of adjoining 2-story fireproof building to the west with egress therefrom through the fireproof stairs in said building to the street; and

WHEREAS, the applicant contends that the building will be occupied by one tenant for the manufacture of soap with not more than 12 occupants above the second story; that it is proposed to demolish the existing wood stair at the southeast corner of the building and construct a new iron stair 3 ft. 8 in. wide, enclosed with fire resisting walls, to demolish old elevator and construct a new elevator from 1st to 6th floors, enclosed with fireproof enclosure; to demolish all toilets and construct new toilets as shown on plans; that as an additional exit from the first floor there are three doors direct to street; that the 2nd, 3rd, 4th, 5th and 6th stories exits consist of a new proposed stairway and a door opening on to a legal fire escape extending to roof of the adjoining 2-story fireproof building and thence to an interior fireproof stairway in said building to street; that an easement has been obtained, permitting this egress; that it is proposed to store 200 gallons of perfume in drums on the first floor, which is of fireproof construction; that the balance of the building will be occupied for the manufacture of soap; that no materials will be exposed; that the delivery of fats, oils and caustic soda will be piped into the storage tank through a fill box directly from a tank truck and the system is entirely enclosed, thereby eliminating the usual hazard from exposing these materials in the usual process of the manufacture of soap; that there will be no open flames on any floor; that the four storage tanks on the 6th floor will be used to store tallow, coconut oil and caustic soda; and

WHEREAS, under Cal. 1116-27-A the Board modified Item 1 of Order 16918-F requiring the installation of a standpipe system on condition that the portion of the structure above the main roof remain vacant and that such auxiliary fire extinguishing appliances as directed by the fire commissioner be maintained; that the building was then used as garage and for the storage of theatrical properties and scenery with an occupancy of five persons throughout; and

WHEREAS, under Cal. 195-31-S the Board modified Order 77191-LD, Item 1, requiring secondary means of egress for each floor on condition that a Labor Law fire escape be provided on the west side of the building from the roof of the adjoining two story building up to and including the sixth floor and that an iron balcony be provided from the lower termination of this fire escape to Forest street with a counterbalanced stairway to grade only so long as the building in question and the adjoining building to the west were under the same ownership and were not increased in height or area and the occupancy above the second floor limited to not more than six persons; and

WHEREAS, under Cal. 552-44-A the Board denied an appeal from Order 95208-LC requiring that the stock of oils, greases or soap stock be reduced to five barrels.

Resolved, that the Board of Standards and Appeals does

here make a variation in the requirements of the labor law as cited in a decision of the borough superintendent, acting on Alt. Applic. 1597-47, objection 1, and that the appeal be and it hereby is granted on condition that the new fireproof stair from cellar to roof as proposed and indicated on plan filed with this appeal, marked "Received January 28, 1948" (9 sheets) shall be constructed and the proposed new elevator shall be constructed in accordance with the requirements of law; that the second means of exit as permitted by the Board under Cal. 195-31-S by resolution adopted September 29, 1931, providing for a labor law fire escape, to be constructed on the westerly side of the building leading to the roof of the adjoining two-story fireproof building with exit through a stair to street shall be maintained and shall be recognized as fulfilling the requirements of a second means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the installation of a standpipe system through the building as required; and as to objection F.P. 2, that this requirement shall be modified so as not to require the sprinkler system, provided this resolution is complied with in all other respects and a standpipe system is maintained but without prejudice to reinspection by the fire commissioner after the proposed use has been installed in the building and conditions are observed as to whether a sprinkler system should be required.

81-48-A

APPLICANT—Robert Gottlieb, for Joseph Berger, owner
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—927 East 169th street, north side, 40.2 ft. east of Fox street (1st floor); (Block 2719, Lot 79), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee

Negative

THE RESOLUTION (81-48-A)

WHEREAS, Robert Gottlieb, for Joseph Berger, owner, filed January 28, 1948, an appeal from a decision of the borough superintendent, affecting premises 927 East 169th street, north side, 40.2 ft. east of Fox street (1st floor) (Block 2719, Lot 79), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated January 20, 1948, on Alt. Applic. 1043-47, reads:

"1. Proposed increase of area for business use in frame building is contrary to 2.1.3.5 and 4.2.1, Building Code."

and

WHEREAS, the applicant states the building is 3 stories, 33 ft. in height; 20 ft. by 61 ft. in area, of Class 4 construction, with exterior walls brick filled; erected 1905 located on a lot 20 ft. by 87.6 ft. in area, in a business use B area, Class 1½ height district, and used and occupied since 1905—cellar, storage and boiler room; 1st floor, store and one apartment; 2nd floor, dwelling, 1 family; 3rd floor dwelling one family; that it is proposed to be used and occupied without change except the 1st story will be used as store throughout; that the building is equipped with one 2 ft. 8 in. wide wood stairs, enclosed in partitions of wood lath, and plaster and equipped with wood self-enclosing doors leading direct to street, and provided with a ladder and scuttle to roof and one fire escape at the rear extending to roof by ladder and to yard by drop ladder with egress from yard through gate in fence; and

WHEREAS, the applicant contends that the building was erected as a 3 family frame multiple dwelling with store

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front of first floor and a two room apartment connected to store at the rear; that the 2nd and 3rd floors each contain a 6-room apartment; that side and rear walls are brick filled; that it is proposed to extend the store on the 1st floor and remove the apartment; that it is proposed to fire retard the new hall partition and entire ceiling of the 1st floor; that in view of the fact that the store will be non-hazardous with an occupancy of not over 2 persons and that one apartment will be removed and in view of the proposed fire retarding it is requested that a variance be granted.

Resolved, that the decision of the borough superintendent on Alt. Applic. 1043-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the first floor shall be reconstructed as proposed for the enlargement of a store as proposed and as indicated on plans filed with this appeal marked "Received January 28, 1948," two sheets; that the fire retarding as proposed shall be carried out; that the windows to the interior court on the east side shall be blocked up with approved construction except for the window opening to the existing bathroom; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

91-48-A

APPLICANT—Samuel Rosenblum, for Anna Peskin and Minnie Rivner, owners.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1814-1816 Flatbush avenue, west side, 117 ft. north of East 37th street (cellar); (Block 7618, Lots 8 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3

Negative: Deputy Chief Guinee 1

THE RESOLUTION (91-48-A)

WHEREAS, Samuel Rosenblum for Anna Peskin and Minnie Rivner, owner, filed February 3, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 1814-1816 Flatbush avenue, west side, 117 ft. north of East 37th street (Cellar) (Block 7618, Lots 8 and 9), Borough of Brooklyn; and

WHEREAS, Order 20195-LF, issued by the fire commissioner June 18, 1947, reads:

"1. Install an approved wet automatic sprinkler system throughout cellar having at least one source of water supply, arranged and equipped as per Article 16, Chapter 26, Administrative Code, Sec. C1-161.0 Administrative Code."

and

WHEREAS, the decision of the fire commissioner dated January 23, 1948, reads:

"This will acknowledge receipt of your communication dated January 19th and 21st with respect to Order No. 20195-LF, affecting the above mentioned premises. Your request for the cancellation of the Order is denied for the reason that this requirement has been recommended by the local Company Commander who believes that a sprinkler system should be installed in the cellar."

and

WHEREAS, the applicant states the building is two stories 25 ft. in height; 37 ft. by 100 ft. in area at 1st floor; 37 ft. by 55 ft. in area at 2nd floor, of Class 3 construction; erected 1920; located on a lot 37 ft. by 100 ft. in area in a business use C area, Class 1½ height district, used and occupied since 1920 without a certificate of occupancy as follows: cellar, salesroom, stockroom, boiler room and

house furnishings, 1 person; 1st floor, sales room; ladies garments, 2 persons; 2nd floor, dwelling, 2 families; that no change in use or occupancy is proposed; that the building is equipped with two interior stairs, wood construction, fireproof enclosed, 34 in. wide and one open accommodation stairs, 8 ft. wide, located at the center of first floor leading to cellar; that there are two stairways at the front of the building extending to sidewalk and one at rear extending to yard with egress through private garages to East 36th street; and

WHEREAS, the applicant contends that the 1st and cellar floors are used for no more than an ordinary retail store with two salesmen on the 1st floor and one salesman in the cellar; that there are so many exits from the cellar and the means of reaching the cellar from street and 1st story are so numerous that there is no difficulty in extinguishing fires in these premises; that to compel the occupant to install a sprinkler system would constitute a hardship; that there are six means of getting to the cellar, including two stairs at front enclosed in fireproof partitions, equipped with fireproof doors and two outside stairs leading to sidewalk grade and an outside stairs at rear leading to open yard from which egress is available to East 36th street; that in view of the small area and the ample egress, it is requested that the Board waive the requirement for the installation of a sprinkler system.

Resolved, that the decision of the fire commissioner, as to Order 20195-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the housekeeping conditions throughout the first floor and cellar shall be maintained to the satisfaction of the fire commissioner; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the exits shall be maintained as proposed and indicated on plans filed with this appeal, marked "Received February 3, 1948" (1 sheet); that this variance is without prejudice to a later order by the fire commissioner for a sprinkler system if the housekeeping conditions are not maintained to his satisfaction; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

839-47-A

APPLICANT—Robert Gottlieb, for Ruther Leasing Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-25 East 125th street, north side, 160 ft. east of 5th avenue (Block 1750, Lot 7.) Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1068-47-A

APPLICANT—Julius S. Rapson, for Ideal Novelty & Toy Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-02 Jamaica avenue, south side, 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71.) Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson, Carl L. Beal, Francis A. Lucian.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 2 P.M., for applicant to file revised plans.

MINUTES

112-48-A

APPLICANT—Samuel Rosenblum, for Downtown Manufacturers Building, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—163 Front street, south side, 32 ft. 6 in. east of Fletcher street and 34-40 Fletcher street (Block 72, Lots 11-13), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to March 16, 1948 at 2 P.M., for inspection by Commissioner Kleinert and report to the Board.

ZONING APPLICATIONS

604-47-BZ

APPLICANT—New York Housing Authority, owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent); (previously withdrawn) under section 21 of the zoning resolution, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot.

PREMISES AFFECTED—Blocks bounded by 27th avenue, 8th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Project); (Block 490, Lot 101), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John R. Hayes and Louis Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN, RESTORE TO CALENDAR AND GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (604-47-BZ)

WHEREAS, New York City Housing Authority, owner, filed June 9, 1947, an application under section 21 of the zoning resolution, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot; affecting premises bounded by 27th avenue, 8th street, Astoria avenue, Main avenue, Vernon boulevard, East River and 1st street, (Block 490, Lot 101), Astoria, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 27th avenue is in residence and unrestricted use, A area and Class 1½ and 2 height districts; 8th street is in residence and unrestricted use, A area and Class 1½ and 2 height districts; Astoria avenue, Main avenue, Vernon boulevard and 1st street are in unrestricted use, A area and Class 1½ and 2 height districts; and

Whereas, the decision of the borough superintendent, dated May 9, 1947, re N.B. Applic. 946-47, reads:

"2. More than one building on a lot is contrary to Art. 1, Sec. 1-V of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 1220.806 ft. front by 1050.83 ft. in depth (irregular) presently occupied by dwellings, commercial buildings and vacant land; that all buildings are to be demolished; that it is proposed to erect twenty-three (23) six-story buildings of Class 1 construction to be occupied as Class A

multiple dwellings 145.137 feet front by 145.137 feet deep (irregular); and

WHEREAS, the applicant contends that the area of the plot involved is 1,356,371 square feet; the area of buildings to cover same 177,612 square feet; that this is 15.1% of the total area; that Art. 1, Sect. 1(v) of zoning resolution quoted in objection of Department of Housing and Buildings reads: "A 'lot' is a parcel or plot of ground which is or may be occupied by a building and accessory buildings including the open spaces required by this resolution"; that in direct contradiction of foregoing, Article IV, Section 19(e) states in part that "If a building is erected on the same lot with another building, the several buildings shall, for the purpose of this article, be considered as a single building, unless otherwise herein specifically provided for"; that the balance of the paragraph specifies the method of applying permitted percentage of ground coverage on an addition to an existing building and has no bearing on this case; that the applicant contends that Art. 1, Section 1(V) cannot exclusively restrict the use of additional buildings where more than one occurs on a lot, to the status of "accessory" in the strict sense of the word; that Section 21-C of Art. V of the Zoning resolution mentions the word "dwellings" and "the ratio of the floor area of the building or buildings to the area of the lot"; that therefore, it must be intended that more than one dwelling can be placed on a lot or, inversely, that one dwelling is an "accessory" use to another; in either event we feel the Department of Housing and Buildings to be in error in stating that more than one building on a lot is not permissible under the zoning ordinance; that a study of the plot plan filed herewith will show the disposition of buildings on property, also the amount of paved and landscaped area; that boiler room for the entire project is located in Building #7 and contemplates the use of oil as fuel; that provision has been made for possible use of coal in which case ashes will be brought to extension roof of boiler room in cans and kept there for the usual pickup by the Department of Sanitation; that garbage disposal will be taken care of by incinerators placed in each building; that further, the entire project will be under the control and supervision of the New York City Housing Authority who will maintain it in an orderly manner; and

WHEREAS, at the public hearing on January 27, 1948 this application was withdrawn after public notice to permit the applicant to obtain a new decision from the borough superintendent; and

WHEREAS, the request of the applicant dated March 3, 1948 is that the application be restored to the calendar for decision as affecting buildings shown on plans filed with the application marked Nos. 18, 19, 21 and 22 which do not face directly upon a street; and

WHEREAS, the Board deemed that the application had substantiated a basis for appeal under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is granted under section 21 thereof, as to buildings 18, 19, 21 and 22, on condition that such buildings shall be maintained as part of the proposed Astoria Houses; that proper entrances and exits shall be provided to the adjacent streets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto subject to an appeal being filed for action by the Board under section 36 of the General City Law; that all permits shall be obtained and all work completed within one (1) year from the date of this action.

517-39-BZ

APPLICANT—Thomas I. Sheridan, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of zoning

MINUTES

resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—33-02 to 33-16 Astoria boulevard, southwest corner of 34th street and 25-01 33rd street (Block 631, Lots 19-26 inclusive and Lot 30), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Morris Garmissie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (517-39-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 33-02 to 33-16 Astoria boulevard, southwest corner of 34th street and 25-01 33rd street (Block 631, Lots 19-26, inclusive and Lot 30), Astoria, Borough of Queens, was granted by the Board on February 6, 1940, on certain conditions, term of variance extended on February 10, 1942 and February 23, 1944, and resolution amended on September 22, 1942; and

WHEREAS, the term of variance was further extended on February 26, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 6, 1940 as *amended* through February 26, 1946 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the portion of the premises within the area zoned for business use to be occupied for the parking and storage of more than five (5) motor vehicles on condition . . . and that other than as herein *amended*, the resolution of February 6, 1940 as *amended* through February 26, 1946 shall be complied with in all respects; that a certificate of occupancy shall be obtained (Misc. Applic. 3742-42)."

513-46-BZ

APPLICANT—J. G. L. Molloy, for Jack Seidler, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district for a term of ten (10) years, the change in use from fire house, to repairing and storage for vending machines.

PREMISES AFFECTED—166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy, Jack Seidler and Henry George Green.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (513-46-BZ)

WHEREAS, this application under section 7e of the zoning

resolution, to permit in a residence use district the change in use from fire house to repairing and storage of vending machines, premises 166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn was granted by the Board, on October 22, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 22, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

430-45-BZ

APPLICANT—Herman Kron, for Hochberg Realty Corp., and Arnold Kramer, owners (Al and Phil's Auto Service, lessee).

SUBJECT—Application for consideration—reopening as to additional use—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of a gasoline service station; previously granted by the Board under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—218-224 East 3rd street, south side, 139 ft. east of Avenue B (Block 385, Lots 14, 15, 16 and 17), Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

1391-39-SM

APPLICANT—Lecor Construction Corporation, owner.

SUBJECT—Lecor Hollow Concrete Block, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1391-39-SM)

WHEREAS, Lecor Construction Corporation, owner, filed on November 13, 1939, an application with the Board of Standards and Appeals for approval of their material known as Lecor Hollow Concrete Block; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed*.

1412-39-SA

APPLICANT—Acetylene and Oxygen Supply Co., Inc., owner.

SUBJECT—Metro Acetylene Cutting Torch and Welder, Model E, approval of.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1412-39-SA)

WHEREAS, Acetylene & Oxygen Supply Co., Inc., owner, filed on November 17, 1939, an application for approval of their appliance known as Metro Acetylene Cutting Torch & Welding (Model E); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

1443-39-SM

APPLICANT—P and P Cement Block Company, owner.

SUBJECT—P & P Cement Block Company Solid and Hollow Masonry Concrete Units, approval of.

APPEARANCES—

For Applicant: Adelaide V. Pye.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1443-39-SM)

WHEREAS, P & P Cement Block Company, owner, filed on November 27, 1939 an application for approval of their material known as P & P Cement Block Company Concrete Masonry Hollow and Solid Units; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

1549-39-SM

APPLICANT—Hud-Cin Building Products, Inc., owner.

SUBJECT—Straub Cinder Blocks, approval of.

APPEARANCES—

For Applicant: Horace W. Bush.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1549-39-SM)

WHEREAS, Hud-Cin Building Prod. Inc., owner, filed on December 28, 1939 an application for approval of their material known as Straub Cinder Concrete Blocks; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

8-40-SM

APPLICANT—Fredenburg and Lounsbury, for Standard Clay Products Co., owner.

SUBJECT—Standard Clay Products Co., Glareless Building Tile Units, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (8-40-SM)

WHEREAS, Fredenburg & Lounsbury, for Standard Clay Products Company, owner, filed on January 5, 1940, an application for approval of their material known as Standard Clay Products Co. Glareless Building Tile Units; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

23-40-SM

APPLICANT—Brace Process Corporation, owner.

SUBJECT—Filtermaster Oil Conditioning Equipment, Models B-10 and B-25, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (23-40-SM)

WHEREAS, Brace Process Corporation, owner, filed on January 8, 1940, an application for approval of their material known as Filtermaster Oil Conditioning Equipment; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

41-40-SM

APPLICANT—Sanimetal Tile Corporation, owner.

SUBJECT—Sanimetal Tile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (41-40-SM)

WHEREAS, Sanimetal Tile Corporation, owner, filed on January 11, 1940, an application for approval of their material known as Sanimetal Tile; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

77-40-SM

APPLICANT—Anchor Packing Co., owner.

SUBJECT—Anchor Gaskets, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (77-40-SM)

WHEREAS, Anchor Packing Company, owner, filed on January 22, 1940, an application for approval of their material known as Anchor Gaskets; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

MINUTES

14-40-SM

APPLICANT—Leitch Manufacturing Company, owner.
SUBJECT—Leitch Asphalt Tile (for Floors), approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (114-40-SM)

WHEREAS, Leitch Manufacturing Co., owner, filed on January 30, 1940 an application for approval of their material known as Leitch Asphalt Tile; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

40-40-SM

APPLICANT—Artstone Rocor Corporation, for Dolle-Kaspereit Corporation, owner.

SUBJECT—Preservall No. 1 Lacquer and Preservall No. 1 Thinner for Lacquer, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (140-40-SM)

WHEREAS, Artstone Rocor Corporation, for Dolle-Kaspereit Corporation, owner, filed on February 3, 1940 an application for approval of their material known as Preservall No. 1 and Preservall No. 1 Special Thinner; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

41-40-SM

APPLICANT—Artstone Rocor Corporation, for Dolle-Kaspereit Corporation, owner.

SUBJECT—Artstone Stucco, Roman Stucco, Artstone Plastic Stone, Artstone Marine Finish and Artstone Plastic Marble, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (141-40-SM)

WHEREAS, Artstone Rocor Corp., for Dolle-Kaspereit Corp., owner, filed on February 3, 1940 an application for approval of their material known as Artstone Stucco, Roman Stucco, Artstone Plastic Stone, Artstone Marine Finish and Artstone Plastic Marble; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

42-40-SM

APPLICANT—Artstone Rocor Corporation for Dolle-Kaspereit Corporation, owner.

SUBJECT—Artstone Textural Plastic and Roman Tex (Plastic Paint), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (142-40-SM)

WHEREAS, Artstone Rocor Corp., for Dolle-Kaspereit Corp., owner, filed on February 3, 1940, an application for approval of their material known as Artstone Textural Plastic and Roman Tex (Plastic Paint); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

143-40-SM

APPLICANT—Artstone Rocor Corporation for Dolle-Kaspereit Corporation, owner.

SUBJECT—Artstone Architectural Finish, Roman Plaster, Firetard Color-Koat and Tuckahoe Plaster (Interior Finish Coat Plasters), approval of

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (143-40-SM)

WHEREAS, Artstone Rocor Corp., for Dolle-Kaspereit Corp., owner, filed on February 3, 1940, an application for approval of their material known as Artstone Architectural Finish, Roman Plaster, Firetard Color-Koat and Tuckahoe Plaster (Interior Finish Coat Plasters); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

150-40-SA

APPLICANT—Grant Elevator Equipment Corp., owner.

SUBJECT—Grant Type 2, Interlock, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (150-40-SA)

WHEREAS, Grant Elevator Equipment Corp., owner, filed on February 7, 1940, an application for approval of their appliance known as Grant Type No. 2 Interlock; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

267-40-SM

APPLICANT—John Langberg, for Everseal Manufacturing Co., Inc., owner.

SUBJECT—Everseal Red Oxide Primer (Shop Coat) and Everseal Black Structural Steel Paint (Field Coat), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (267-40-SM)

WHEREAS, John Langberg, for Everseal Mfg. Co., Inc., owner, filed on March 11, 1940, an application for approval of their material known as Everseal Red Oxide Primer (Shop Coat) and Everseal Black Structural Steel Paint (Field Coat); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed*.

419-40-SA

APPLICANT—George Numrich, for Carrier Corporation, owner.

SUBJECT—Carrier Centrifugal Refrigeration Unit, Type 17M, approval of.

APPEARANCES—

For Applicant: Otto W. Armspach.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (419-40-SA)

WHEREAS, George Numrich, for Carrier Corp., owner, filed on April 22, 1940, an application for approval of their appliance known as Carrier Centrifugal Refrigeration Unit, Type 17M; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed*.

455-40-SM

APPLICANT—D. B. Skadden, owner.

SUBJECT—Flamex Fire Retarding Paint, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (455-40-SM)

WHEREAS, D. B. Skadden, owner, filed on May 1, 1940, an application for approval of their material known as Flamex Fire Retarding Paint; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed*.

684-40-SM

APPLICANT—L. J. Reardon, for National Fireproofing Co., owner.

SUBJECT—Natco Glazed Brick, Natco Vitribrik and Natco Vitritile, approval of.

APPEARANCES—

For Applicant: Allan S. Platt.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (684-40-SM)

WHEREAS, L. J. Reardon, for National Fireproofing Corp., owner, filed on June 24, 1940 an application for approval of their material known as Natco Glazed Brick, Tile, Vitribrik and Vitritile; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed*.

GENERAL RESOLUTION

1464-39-GR

APPLICANT—Emil Fichter.

SUBJECT—Application reopened February 17, 1948—re amendment of General Resolution—Approval of Inspection Agencies under rules adopted by the Board under Cal. 1139-39-SR—addition of the inspection agency, Emil Fichter.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended to include the name of Emil Fichter.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1464-39-GR)

WHEREAS, this general resolution, approving certain applicants as approved inspection agencies, was adopted by the Board December 18, 1939, and the resolution amended from time to time for the purpose of including additional names as approved inspection agencies; and

WHEREAS, Emil Fichter, requested a reopening and amendment of the general resolution, for consideration by the Board, for the inclusion of his name as an approved inspection agency; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 9, 1948.

Re: Cal. 1464-39-GR.

Subject: Opening Protective Assembly Inspection Agencies, an addition of the Inspection Agency, Emil Fichter.

Emil Fichter, engineer of 435 Eleventh avenue, Paterson 4, New Jersey, filed January 21, 1948 a request for consideration as an approved inspection agency under the Rules for the Inspection of Opening Protective Assemblies. He proposes that the work of inspection will be personally performed by him.

The committee on Test has reviewed the qualifications and experience of the applicant and on the basis of this data recommends that Emil Fichter, engineer of 435 Eleventh avenue, Paterson 4, New Jersey, be approved as an inspection agency under the provisions of the Rules of the Board of Standards and Appeals on the Inspection of Opening Protective Assemblies Cal. No. 1139-39-GR and that such approval of the Board shall be in force until rescinded by the Board and that all inspections shall be made personally by the applicant.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as to the approval of Emil Fichter as an inspection agency in accordance with report of committee.

(Remaining minutes will be printed in the Bulletin of March 23, 1948).

BULLETIN

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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BZ and 487-47-BZ.

Remaining minutes will be printed in the Bulletin of
March 30, 1948).

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 9, 1948, copy of Petition and Order of Certiorari was
served on the Board by Barnett L. Kulak, attorney for
Clarkson & Ford Co., Inc., lessee, re denial of their appeal
by the Board from an order and decision of the Fire Com-
missioner for an approved automatic extinguishing system
for use on oil fires; Cal. No. 999-47-A; premises 55 Water
Street, southeast corner of Cuylers Alley, Borough of Man-
hattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-
gineers, pertaining to the work of the board, will be seen
only between the hours of ten in the morning and one in
the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of ap-
peal addressed to the administrative official either bor-
ough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to March 16, 1948

Cal. No. Dept. Premises Affected

210-48-BZ—H.B.M.—404-408 East 49th street, south side, 100 ft. east of 1st avenue (Block 1360, Lot 44), Borough of Manhattan, Amendment to Alt. 2047-47.

211-48-SM—Con Glaze Elastic Glazing Compound, manufactured by Concord Paint Co., Inc., Material.

212-48-BZ—H.B.B.—2573-2575 Coney Island avenue, east side, 62 ft. 9 in. north of Avenue W (Block 7371, Lot 59), Borough of Brooklyn, Alt. 4614-47.

213-48-A—F.D.—36-07 and 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (1st floor); (Block 4971, Lots 16 and 18), Flushing, Borough of Queens, 21791-LF.

214-48-A—H.B.Q.—186-28 Peck avenue and 53-20 to 53-28 187th street, southeast corner and 53-25 to 53-35 187th street, northeast corner of Peck avenue (Block 5656, Lots 6, 9, 11 and 13 and Block 5658, Lots 1, 13 and 14), Bayside, Borough of Queens, N.B. 697-48 to N.B. 700-48, inclusive and N.B. 705-48 to N.B. 707-48, inclusive.

215-48-A—H.B.Q.—85-51 to 85-55 Little Neck parkway, east side, 38.62 ft. and 78.62 ft. north of 86th avenue and 85-59 Little Neck parkway (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens, N.B. 6599-47; N.B. 6600-47 and N.B. 6601-47.

216-48-BZ—H.B.Q.—58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens, N.B. 401-47.

217-48-SA—Nesco Short Chimney Table Top Range, No. 4165 (kerosene burner), Appliance.

218-48-SA—Nesco 3-Burner Short Chimney Stove (kerosene burner), Appliance.

219-48-SA—Nesco 5-Burner Short Chimney Table Top Range, No. 4105 (kerosene burner), Appliance.

220-48-SA—Nesco 3-Burner Straight Line Stove, No. 903 (kerosene burner), Appliance.

221-48-SA—Nesco 5-Burner Open Front Console Range, No. 4115 (kerosene burner), Appliance.

222-48-SA—Nesco Portable Kerosene Heater, No. 4215, Appliance.

223-48-SA—Nesco Circulating Kerosene Heater, No. 4972, Appliance.

224-48-SA—Nesco Circulating Kerosene Heater, No. 4741, Appliance.

225-48-A—H.B.Bx.—226-230 Manida street, east side, 150 ft. south of Viele avenue (Block 2777B, Lots 186 and 194), Borough of The Bronx, Amendment to Alt. 323-45.

226-48-A—F.D.—Transportation of Fuel Oil in Tank Truck in New York City (construction of tank not in conformity with Administrative Code requirements covering Tank Trucks), Decision re 56580-LC.

227-48-A—H.B.B.—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn, Revocation of Certificate of Occupancy 116040-46.

228-48-BZ—H.B.B.—2464-2466 Flatbush avenue (2674 displayed), west side, 160 ft. north of Avenue U (Block 8542, Lot 67), Borough of Brooklyn, Alt. 1830-45.

229-48-A—H.B.M.—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan, Alt. 464-48.

230-48-BZ—H.B.M.—97 MacDougal street, west side, 99 ft. 8¼ in. north of Bleecker street (Block 542, Lot 52), Borough of Manhattan, Alt. 1772-47.

231-48-BZ—H.B.Q.—745 Cornaga avenue and 745 Annapolis avenue, southeast corner (Block 65, Lot 3), Far Rockaway, Borough of Queens, N.B. 2998-47.

232-48-BZ—H.B.M.—536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan, Alt. 193-48.

Restored to Docket

713-46-A—H.B.B.—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn, Amendment to Alt. 1233-46.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

		Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of.....	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules.....	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules.....	Dec.	24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Oct.	28, 1947—Vol. 32, No. 43
Fire Retarding Rules for Garages, etc.	Dec.	30, 1947—Vol. 32, No. 52
Fireproof Wood, Testing of.....	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Apr.	23, 1946—Vol. 31, No. 17
Gas Shut-Off Rules.....	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Dec.	31, 1946—Vol. 31, No. 53

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Last Publication in Bulletin	
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Mar. 9, 1948—Vol. 33, No. 10
Opening Protective Assemblies, Rules for Inspection of.....	Mar. 9, 1948—Vol. 33, No. 10
Paint, Varnish and Lacquer Spraying Rules.....	June 17, 1947—Vol. 32, No. 24
Platform Trucks, Specifications for.....	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules.....	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Feb. 17, 1948—Vol. 33, No. 7
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Refrigerating Systems, Extract A.C.....	Feb. 17, 1948—Vol. 33, No. 7
Smoking in Factories, Rules for.....	Mar. 9, 1948—Vol. 33, No. 10
Sprinkler, Rules.....	June 29, 1937—Vol. 22, No. 25
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

10-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

38-47-BZ—Application, August 8, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. J. A. Holding Corp. and Mary A. King, owners, (Claude and Mathew Penacchia, lessees), to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

54-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

01-27-BZ—Application of Lama and Proskauer, applicants, on behalf of L. R. Realty Co., Inc., owner, reopened November 5, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles); premises 333-339 Reid avenue and 34-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

1-48-BZ—Application, January 2, 1948, under sections 7b, 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners; A. & F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, sublessee, to permit in a residence and business use, C area district, the extension of the first floor of existing building for commercial use, (cafeteria-dining room), using more than the area permitted and without the required legal rear yard; premises 875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6, inclusive), Borough of Brooklyn.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

1039-47-BZ—Application, December 8, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Metropolitan Bakery, Inc., owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 40-41 Westchester Square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

1097-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of Congregation Hope of Israel, owner, to permit in a residence use, B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue, classrooms and gymnasium; premises 841-843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx.

806-47-BZ—Application, August 20, 1947, under section 7c of the zoning resolution, of Randolph M. Smith, applicant, on behalf of Cleve F. O'Dell, owner, to permit in a residence use district, the change in occupancy from two family dwelling, to two family dwelling and hair dressing parlor; premises 175-20 109th avenue, southwest corner of 176th street (Block 10267, Lot 39), Jamaica, Borough of Queens.

599-32-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee), reopened June 3, 1947, under sections 7c and 21 of the

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zoning resolution, to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance; premises 596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

596-47-BZ—Application, June 18, 1947, under sections 7e and 21 of the zoning resolution, of Charles L. Koester, applicant, on behalf of Clinton Leggett, owner, to permit in a residence use district, the change in occupancy from dwelling to dwelling and store; premises 219-41 91st road, north side, 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens.

959-47-BZ—Application, October 30, 1947, under section 7c of the zoning resolution, of Milfin Realty Corp., applicant and owner, (Fink Baking Corp., lessee), to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles; premises 503-505 East 76th street, north side, 98 ft. east of York avenue (Block 1488, Lots 5 and 6), Borough of Manhattan.

962-47-BZ—Application, November 3, 1947, under sections 7b, 7c and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Silvio Bello, owner, to permit in a business and unrestricted use district, the change in occupancy from garage for five motor vehicles to motor vehicle repair shop; premises 1495-1497 Inwood avenue, west side, 216.17 ft. north of East 172nd street (Block 2865, Lot 88), Borough of The Bronx.

1031-47-BZ—Application, December 4, 1947, under sections 7c and 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Alfio Longhitano, owner and lessee, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten (10) years; premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

1108-47-BZ—Application, December 23, 1947, under section 7e of the zoning resolution, of Arthur Jovis, applicant, on behalf of Ray Stiller, owner, to permit in a business use district, the change in occupancy and extension of building from existing non-storage garage for not more than five cars to wetwash laundry; premises 4506 Furman avenue, northeast corner of East 239th street (Block 5085, Lot 5), Borough of The Bronx.

10-48-BZ—Application, January 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Norman Cleaners and Dyers, Inc., owner, to permit in a business and unrestricted use district, the extension to existing dry cleaning plant, to be used as a filter room; premises 417-425 West 219th street, north side, 122 ft. 7½ in. east of Broadway and 5126-5132 Broadway and 416-420 West 220th street (Block 2215, Lots 803, 810, 811, 831 and 835), Borough of Manhattan.

80-48-BZ—Application, January 29, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Twin Maple Construction Co., Inc., owner, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices; premises 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

99-48-BZ—Application, February 6, 1948, under section 7c of the zoning resolution, of B. H. Whinston, appli-

cant, on behalf of Rossbach Homes, Inc., owner, to permit in a residence use district, the erection of a business building (stores); premises 72-02 to 72-22 164th street, west side, from 72nd to 73rd avenues (Block 6843, Lot 1), Flushing, Borough of Queens.

120-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Leo Pincus, applicant, on behalf of Chizner Bros. Building Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 73-19 to 73-27 164th street, northeast corner of 75th avenue (Block 6965, Lot 28), Flushing, Borough of Queens.

123-48-BZ—Application, February 16, 1948, under section 7h of the zoning resolution, of Abraham L. Hyman, applicant, on behalf of Tombarel Products Corp., owner (Jordan Samuel, lessee), to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years; premises 111-115 East 24th street, north side, 144 ft. east of 4th avenue (Block 880, Lot 9), Borough of Manhattan.

97-48-A—Re storage, sale and use of inflammable mixture known as Multikopy Duplicating Fluid in one gallon glass containers (capacity of containers not in conformity with Administrative Code).

109-48-A—89-22 165th street, 89-21 164th street and 164-10 89th avenue, south side, from 164th to 165th streets (basement); (Block 9794, Lot 48), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1109-47-A—1479-1485 Edgewater road, west side, 373 ft., north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

9-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

37-48-A—2702 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

96-48-A—87-04 164th street, southwest corner of Highland avenue (Block 9772, Lot 54), Jamaica, Borough of Queens.

1068-47-A—184-02 Jamaica avenue, south side 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

971-47-A—1757 2nd avenue and 233-245 East 91st street northwest corner (Block 1537, Lot 22), Borough of Manhattan.

62-48-A—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, between 38th and 39th streets (Block 215, Lots 22, 23, 27, 31 and 32), Long Island City, Borough of Queens.

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13-48-A—2059 Fulton street, southwest corner of Rockway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn.

21-48-A—11-22 44th road, south side, 140 ft. east of 11th street (3rd floor); (Block 447, Lots 21, 31 and 32), Long Island City, Borough of Queens.

28-48-A—31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 1 and 72), Borough of Brooklyn.

26-48-A—143-145 West 29th street, north side, 298 ft. in. east of 7th avenue (2nd floor); (Block 805, Lot 7), Borough of Manhattan.

36-48-A—121 East 24th street, north side, 150 ft. west of Lexington avenue (11th floor); (Block 880, Lot 14), Borough of Manhattan.

33-48-A—Block bounded by Avenue X, north side, Nostrand avenue, east side, Avenue W, south side and Watchelder street, west side, (Blocks 7405, 7406 and 7407, Lots 1001, 1 and 101; Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn (Consolidated City-Aided Houses).

45-48-A—56-30 to 56-40 194th street, northwest corner of Underhill avenue, 192-06 to 192-14 56th avenue, southeast corner of 192nd street and 192-17 to 192-37 Underhill avenue, north side, 147 ft. west of 194th street and 147 ft. east of 192nd street (Block 5678, Lots 34, 37, 40, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999), Flushing, Borough of Queens.

25-48-A—226-230 Manida street, east side, 150 ft. south of Veile avenue (Block 2777B, Lots 186 and 194), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, March 30, 1948, at 10 o'clock in Room 113, Municipal Building, Manhattan, on the following matters:

1-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

5-47-BZ—Application, October 28, 1947, under sections 7c and 7e of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building to a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

6-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

38-47-BZ—Application, December 4, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Admirable Realty Corp., owner, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using

more than the area permitted; premises 55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

86-22-BZ—Application of Glick and Gelbman, applicants, on behalf of A & L Knitting Mills, Inc., owner, reopened February 3, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles (originally granted by the Board), motor vehicle repair shop and the parking of more than five motor vehicles upon unbuilt portion of the plot; premises 4720-4732 3rd avenue, east side, 110 ft. south of East 189th street, and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

1152-27-BZ—Application of Samuel Rosenblum, applicant, on behalf of Knickerbocker Hospital, Inc., owner, reopened January 27, 1948, under section 7f of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline selling and service station and the parking and storage of more than five motor vehicles (previously denied re erection and maintenance of a garage for storage of more than five motor vehicles); premises 1440-1450 Amsterdam avenue, northwest corner of West 131st street (Block 1986, Lot 28), Borough of Manhattan.

378-39-BZ—Application of Paul Friedman, applicant, on behalf of Edward Hoddersen and John Mindermann, owners (Hoddersen Bros., lessees), reopened January 27, 1948, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing business building (previously granted an extension by Board to existing business building); premises 307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn.

479-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

479-44-BZ—Application of Norman Lederer and Leonard Joseph, applicants, on behalf of Samuel Benenfeld, owner (Daniel Feldman, lessee), reopened February 10, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five (5) motor vehicles and oil selling station to gasoline service station, motor vehicle repair shop and auto showroom; premises 38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens.

1056-47-BZ—Application, December 11, 1947, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hills Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and office; premises 85-06 to 85-26 Astoria boulevard, 24-29 to 24-37 85th street, southeast corner, and 24-38 to 24-42 86th street (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

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1067-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Irving Margon, applicant, on behalf of New York Lerner Company, Inc., owner, to permit in a residence and business use, C area district, the erection of a business building in the residence portion of the plot, using more than the area permitted and without the required rear yard, to be used in conjunction with existing building in business portion of the plot, and the extension to existing building in the business use district on second floor, using more than the area permitted; premises 5308-5310 5th avenue, west side, 25 ft. south of 53rd street, and 466-472 53rd street, south side, 100 ft. west of 5th avenue (Block 815, Lots 40 and 35), Borough of Brooklyn.

13-48-BZ—Application, January 2, 1948, under sections 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Leru Realty Corp., owner (Jaystrass Cleaners, Inc., lessee), to permit in a residence use, B area district, the extension to existing building on first floor, using more than the area permitted and without the required rear yard; premises 254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan.

56-48-BZ—Application, January 21, 1948, under sections 7c and 21 of the zoning resolution, of Joseph J. Furman, applicant, on behalf of Bloom and Krup, owners, to permit in a residence use, B area district, the extension to existing building by addition of a second floor, using more than the area permitted; premises 407-409 East 12th street, north side, 100 ft. east of 1st avenue, and 206 1st avenue (Block 440, Lots 5, 55 and 56), Borough of Manhattan.

60-48-BZ—Application, January 22, 1948, under section 7h of the zoning resolution, of Maurice G. Uslan, applicant, on behalf of 1229 Castleton Avenue Realty Corp., owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a temporary period of time; premises 120 Bay street, southwest corner of Slosson Terrace (Block 5, Lot 13), St. George, Borough of Richmond.

14-48-A—80-06 47th avenue (Fitch avenue), south side, 433 ft. west of 82nd street (5th floor and penthouse); (Block 1536, Lots 53, 55 and 58) and 80-21 47th avenue (Fitch avenue), north side, 232 ft. west of 82nd street (1st and 2nd floors); (Block 1533, Lot 69), Elmhurst, Borough of Queens.

740-46-SM—Elevator Entrances, Inc., Three Hour Fire Test Hollow Metal Door (reopened January 20, 1948 re amendment of resolution).

503-47-SA—Richfield Flame Control Oil Burner, Model B.

1008-47-SM—Lumin-Glo Phosphorescent Plastic (signs).

1043-47-SA—Tru-Heet Gun Type Oil Burner, Models DL-S, DA-S, DA-1 and E.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 30, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

138-48-A—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street, from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re legally mapped street—Blackstone avenue).

74-48-A—1377 Gates avenue, north side, 60 ft. east of Wilson avenue and 357 Wilson avenue (Block 3334, part of Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 6, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

290-45-BZ—Application of Emanuel M. Glick, applicant, on behalf of Jacob and Sylvia Duel, owners, reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles (previously denied by the Board); premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

130-48-A—109-123 West 64th street, north side, 77 ft. west of Columbus avenue (cellar, 1st floor and above 4th floors); (Block 1136, Lot 24), Borough of Manhattan.

578-47-BZ—Application, June 13, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Benjamin Mechanicker, owner, to permit in a residence and business use, F area district, the erection of a building to be used for storage of retail building materials, without the required rear yard; premises 723-729 Richmond avenue, east side 102.63 ft. south of Smith place (Block 1065, Lot 47) Port Richmond, Borough of Richmond.

105-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Empire Distributors, Inc., owner (Bismac Corp., lessee), reopened February 10, 1948, under sections 7e and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from warehouse, freight terminal and storage of five trucks to truck showroom; sales, service and display of more than five new and used trucks; servicing and repairs.

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body and fender work; painting, spraying and welding; premises 179-197 Tillary street, 237-277 Gold street, northeast corner and 42-46 Prince street (Block 122, Lot 5), Borough of Brooklyn.

5-41-BZ—Application of L. J. and G. A. Shapiro, applicants, on behalf of Roadside Realty Co., Inc., owner Robert Hall Clothes, Inc., lessee), reopened March 2, 1948, under section 7c of the zoning resolution, to permit a residence and business use district, the erection and maintenance of a business building (store), in the business use portion of lot; premises 44-04 Queens boulevard, south side, from 44th to 45th streets (Block 166, part of Lot 20), Long Island City, Borough of Queens.

1-47-BZ—Application, March 12, 1947, under section 7f of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of Ridgewood Real Estate Corp., owner Rimax Knitting Inc., lessee), to permit in a residence use district, the extension to existing structure (knitting mill); premises 16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

2-47-A—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

6-47-BZ—Application, August 20, 1947, under sections 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of S. & R. Feldman Realty Co., owner, to permit in a residence and business use, D area district, the extension to existing building using more than the area permitted; premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

54-47-BZ—Application, December 9, 1947, under sections 7i, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of LO-Art Corp., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, auditorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection; premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 3 and 9), Richmond Hill, Borough of Queens.

95-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Anna Callion, owner, to permit in a residence and business use, D area district, the extension to existing building, using more than the area permitted; premises 413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

48-A—Application, January 8, 1948, under section 7c of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Z. M. Operating Corp., owner, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

48-BZ—Application, January 23, 1948, under sections 7c, 7e and 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of William N. Amerling and Amerling Chevrolet, Inc., owners, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and

to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt portion of plot, for patrons and employees; premises 1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

124-48-BZ—Application, February 16, 1948, under section 21 of the zoning resolution, of Manuel Tancer, applicant, on behalf of Curtis Properties, Inc., owner, to permit in a residence and business use D area district, the erection and maintenance of a multiple dwelling and stores, using more than the area permitted; premises 123-125 82nd avenue, southwest corner of Queens boulevard (Block 3358, Lots 28 and 35), Kew Gardens, Borough of Queens.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

127-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Harry S. Kohl, applicant, on behalf of 448-86th St. Realty Corp., owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 450 (448 displayed) 86th street, south side, 377 ft. 1 3/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

128-48-A—450 (448 displayed) 86th street, south side, 377 ft. 1 3/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 6, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

71-48-A—61 West 56th street, north side, 99 ft. 4 1/2 in. east of 6th avenue (2nd, 3rd and 4th floors); (Block 1272, Lot 5), Borough of Manhattan.

713-46-A—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn (reopened March 16, 1948; previously granted on condition).

233-48-A—Block bounded by 27th avenue, 8th street, Main avenue, Vernon boulevard, 1st street and East River (Buildings 18, 19, 21 and 22); (Block 490-498 inclusive, all Lots), Astoria, Borough of Queens—Astoria Housing Project—(under section 36, General City Law re buildings not fronting on legal streets).

229-48-A—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

177-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

1231-40-BZ—Application of Henry Nordheim, applicant, on behalf of Angelina De Roma, owner, reopened May 6, 1947, under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and

maintenance of a building to be used as a gasoline service station; premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

50-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle, in the accessory two car garage to residence; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

1053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

1111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavalieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

65-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west side, 260 ft. 8 3/4 in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27), Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street northeast corner, 165-02 to 165-06 88th avenue and 88-11 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

138-47-SM—Zurn Adjustable Wall Closet Fitting.

HARRIS H. MURDOCK, Chairman

APRIL 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

170-48-A—27 Richmond avenue, east side, 154 ft. south of Richmond Terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 37 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

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46-48-A—5525-5575 Riverdale avenue and 580 West 56th street, southwest corner (Block 3425, Lots 430 and 460), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Netherland avenue).

HARRIS H. MURDOCK, *Chairman*

MAY 4, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 4, 1948, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matter:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of March 9, 1948).

85-40-SM

APPLICANT—L. J. Reardon, for Stark Brick Co., owner (Belden-Stark Brick Co., Agent).

SUBJECT—Stark Brictile, Stark Tribrix and Stark Sixbric (glazed brick and tile), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (685-40-SM)

WHEREAS, L. J. Reardon, for Stark Brick Company, owner, filed on June 24, 1940 an application for approval of their material known as Stark Glazed Brick and Tile; Brictile, Tribrix and Sixbric; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

86-40-SM

APPLICANT—L. J. Reardon, for Claycroft Co., Inc., owner (Ketcham and Co., Agent).

SUBJECT—Vitri granite Glazed Face Brick, Perma-Chrome and Vitri-Face Glazed Face Brick and Tile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (686-40-SM)

WHEREAS, L. J. Reardon, for Claycroft Co., Inc., owner, filed on June 24, 1940 an application for approval of their material known as Vitri granite Glazed Face Brick and Tile, Vitri-Face and Perma-Chrome; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

93-40-SM

APPLICANT—Andrew Trachina, owner.

SUBJECT—A. T. Cinder Blocks (sizes 8 in., 10 in. and 12 in.), approval of.

APPEARANCES—

For Opposition: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (703-40-SM)

WHEREAS, Andrew Trachina, owner, filed on June 27, 1940 an application for approval of their material known as A. T. Cinder Blocks; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MARCH 16, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 2, 1948, were approved as printed in the Bulletin of March 9, 1948, Vol. 33, No. 10.

ZONING APPLICATIONS

316-29-BZ

APPLICANT—Lama and Proskauer, for Patrick Hangley, owner.

SUBJECT—Application reopened November 5, 1947—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubricatorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years, expired, reopened for a permanent term and withdrawn).

PREMISES AFFECTED—854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by committee.

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1231-40-BZ

APPLICANT—Henry Nordheim, for Angelina De Roma, owner.

SUBJECT—Application reopened May 6, 1947 (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station.

PREMISES AFFECTED—4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim and A. De Roma.

For Opposition: A. John Eder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by committee and decision by Board without further argument; hearing closed.

50-47-BZ

APPLICANT—Seelig and Finkelstein, for Joseph Bruzese, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence.

PREMISES AFFECTED—2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. Finkelstein.

For Opposition: S. Pendrell, J. B. Kelly, others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by a committee and decision by Board without further argument.

671-47-BZ

APPLICANT—George P. Ames, for Smith and Gregory of New York, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop.

PREMISES AFFECTED—207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Walter S. Dayton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., at request of applicant. The premises and area have been inspected by a committee of the Board.

806-47-BZ

APPLICANT—Randolph M. Smith, for Cleve F. O'Dell, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling, to two family dwelling and hair dressing parlor.

PREMISES AFFECTED—175-20 109th avenue, southwest corner of 176th street (Block 10267, Lot 39), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Randolph M. Smith and Cleve F. O'Dell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1948 at 10 A.M., for inspection and decision.

842-47-BZ

APPLICANT—Robert Dreyfuss, for Morfrank Garage Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop.

PREMISES AFFECTED—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by a committee of the Board.

874-47-BZ

APPLICANT—J. Sarsfield Kennedy, for Cornelius Hearn, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7d of the zoning resolution, to permit in a business and residence use district, the erection of Post Office and stores.

PREMISES AFFECTED—2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: F. A. McGrath.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A.M., at request of applicant.

1010-47-BZ

APPLICANT—Raymond Irrera, for Helen J. Edgar, owner (Dominick Mustello, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and garage for five motor vehicles.

PREMISES AFFECTED—30-11 to 30-17 37th avenue and 36-48 to 36-60 31st street, northwest corner (Block 599, Lot 1), Long Island City, Borough of Queens

APPEARANCES—

For Applicant: Raymond Irrera, D. Mustello and G. J. Dama.

For Opposition: Rose Talak, Mary A. Schell, Sa Delerea, Nancy Gizzie, Mrs. Meyer, Alfred Koller, E. Messing and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over for date for decision without further argument, after applicant has furnished additional documentary data regarding the status of the present tenants.

1053-47-BZ

APPLICANT—Lama and Proskauer, for John F. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Margaret O'Leary, Olga Moller, Marie Falco, Agnes Emmet and Anna Tweedy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by committee and decision by the Board without further argument; hearing closed.

1111-47-BZ

APPLICANT—DeRose and Cavalieri, for Charles Kaplan, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri and Irwin H. Rosenberg.

For Opposition: Joseph Ryan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by committee and for decision without further argument; hearing closed.

33-48-BZ

APPLICANT—Robert J. Farrington, for 915 Sherman Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 7f of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles.

PREMISES AFFECTED—921 Sterman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: Robt. J. Farrington.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by a committee of the Board and decision.

65-48-BZ

APPLICANT—Lama and Proskauer, for J. A. Kennedy Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store.

PREMISES AFFECTED—790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27) Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James A. Kennedy.

For Opposition: Hyman Daskel, James L. Mullin, Mr. Kreitman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection and decision.

94-48-BZ

APPLICANT—William Nunley, lessee, for Shelclin Corp. and Blue Point Terrace Development Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years.

PREMISES AFFECTED—165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur W. Renander.

For Opposition: Frank A. Barrera and George F. Patrick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by committee of Board and decision. Hearing closed.

938-47-BZ

APPLICANT—Lama and Proskauer, for Anthony Ferrant, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building as a garage for more than five (5) motor vehicles, using more than the permitted area.

PREMISES AFFECTED—2678-2736 Nostrand avenue, west side, 100 ft. south of Avenue M (Block 7665, Lots 53 and 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

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THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

34-35-BZ

APPLICANT—Irving M. Fenichel, for Ken-Isle Inc., owner (Kent Stores, Inc., lessee).

SUBJECT—Application reopened February 3, 1948—re Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the proposed extension to existing dry cleaning plant and fur vaults (previously granted by the Board).

PREMISES AFFECTED—17-05 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4729, Lot 46, Block 4747, Lot 1, Block 4732, Lot 9, and Block 4746, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Isadore Paul and L. Laguna.
For Opposition: T. Myzykowski and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (34-35-BZ)

WHEREAS, this application under section 7a of the zoning resolution, permitting on a plot located in a business and residence use district, on which is located a dry cleaning and dyeing establishment, the erection of an extension to the dry cleaning and dyeing buildings, a garage for more than five motor vehicles and the erection of an additional dyeing and dry cleaning building and accessory tanks, etc., affecting premises 17-45 to 18-05 Clintonville street (formerly 18-05 11th avenue), east side, 800 ft. south of Locke avenue (Block 4729, Lot 46, Block 4732, Lot 9 and Blocks 4746 and 4747, Lots 1), Whitestone, Borough of Queens, was granted by the Board on June 11, 1935, on certain conditions, time extended on June 30, 1936, resolution amended on January 30, 1940, February 9, 1943, July 13, 1943 and April 25, 1944; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on February 3, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948 after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1948, re Alt. Applic. 2126-47, reads:

"1. Proposed extensions of Dry Cleaning plant and Fur Vaults located in a residence use district is contrary to Art. 2, Sec. 3 of Zoning Resolution, see also Cal. #34-35-BZ."

and

WHEREAS, the applicant states that on the lot is located a building 494.28 ft. front by 146 ft. 6 in. in depth, (irregular), one story, 20 ft. in height used as dry cleaning and finishing plant, boiler room, repair shop, store and office; that in the rear of lot on the northerly portion is a building 127 ft. 5 in. by 62 ft., one story in height, used as a deterging room, tumbler room, moth-proofing room, valve room, chemical room and receiving room; that also in the rear, on southerly portion is a bldg. 120 ft. by 80 ft., one story in height, used as a garage and for fur storage vaults; that there is a sprinkler tower in the rear center of the lot.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted by the Board June 11, 1935, as amended by resolutions adopted through April 25, 1944, as follows:

"... *granted*, to permit extensions of Units A and B, as proposed and for the uses proposed, and as indicated on plans marked 'Received February 13, 1948' (1 sheet) (plot plan) and 'January 26, 1948' (5 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and as hereinbefore permitted by resolutions; that all openings between the proposed extensions to Units A and B and the main building shall be blocked up with approved masonry, except such openings as are shown on the above referred to plans; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; that the sprinkler system shall be extended into these additions and maintained throughout the premises to the satisfaction of the fire commissioner; and that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution; that this resolution shall supersede the resolution adopted by the Board April 25, 1944, insofar as it is in conflict with the resolution adopted this day."

913-38-BZ

APPLICANT—Soontup and Rapson, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened April 22, 1947—re Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles (previously granted by the Board).

PREMISES AFFECTED—80-12 Kew Gardens road, south side, between 80th road and Union Turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Wm. M. Parkhurst, Julius S. Rapson, Benedict Lurie.

For Opposition: Fred E. Hertan, Richard Alexander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE TO AMEND RESOLUTION AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (913-38-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit partly in a residence use district and partly in a business use district the parking and storage of more than five (5) motor vehicles; premises 80-12 Kew Gardens road, south side, from 80th road to Union turnpike (Block No. 3348, part of Lot No. 37), Kew Gardens, Borough of Queens, was granted by the Board May 23, 1939, for a temporary period of one year, on certain conditions, and the term of variance was extended, for a term of two years, on April 4, 1940; and

WHEREAS, the applicant requested reopening of this application, an amendment of the resolution, and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on April 22, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting,

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March 2, 1948, after due notice by publication in the Bulletin, and laid over to March 16, 1948, for applicant to submit revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Kew Gardens road is in a business use, C area and Class $\frac{3}{4}$ height district; 80th road is in residence and business use, C and D area and Class $\frac{3}{4}$ height districts; Union Turnpike is in residence and business use, C and D area and Class $\frac{3}{4}$ height districts; and the site is in residence and business use, C and D area and Class $\frac{3}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1947, re Misc. Applic. 802-47, reads:

"1. Proposed parking of motor vehicles in a Residence use district is contrary to Art. 2, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 238.86 ft. front by 280 ft. in depth (irregular), on which is located a building 190 ft. front by 139 ft. in depth, 4 stories, 38 ft. in height, presently used as a hospital, southerly portion formerly used as a parking lot; that it is proposed to occupy the southerly portion of site, having a frontage of 52 ft. on Union turnpike, 52 ft. on 80th road and a distance of 270 ft. along the south lot line for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that this hospital is located at a very busy intersection and the police department will not allow parking along Queens boulevard or Kew Gardens road; that Union turnpike is a very narrow one way street and there is very little space for parking on 80th road, which means the hospital is compelled to provide a parking field; that the hospital has an average of 150 patients entering daily and a courtesy list of 600 physicians which means 60 to 80 professional calls daily; that each patient has a daily average of six visitors; that the nurses, internes and general staff also require car space while on duty; that as the parking problem in this area is very acute this parking field becomes a very necessary adjunct to the successful operation of the hospital; that in addition to the entrance on Union turnpike the hospital is desirous of maintaining the 8 in. curb cut and entrance on 80th road, as Union turnpike is one way traffic north bound and it means saving time for the already over-burdened physicians; that the hospital will keep and maintain the planting along 80th road to obscure the view, keep the field leveled and surfaced, maintain proper bumpers and will have no general illumination or signs; that the parking field will be under the supervision of a responsible employee of the hospital; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the premises have been occupied without an extension of the variance or permit since expiration of the variance on April 9, 1942 and without complying with the conditions of the resolution and additional curb cuts have been installed; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution for a term of two (2) years.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 23, 1939, as amended by resolutions adopted through April 4, 1940, so that as amended the resolution shall read:

"... granted under section 7h for a term of two (2) years, to permit the space indicated on revised plan marked 'Received March 12, 1948' to be occupied in connection with the hospital for the parking of doctors' and patients' cars but no others, on condition that this portion of the plot shall be leveled and surfaced with clean gravel, steam cinders or other suitable material and treated with a binder properly rolled; that on the interior and street building lines there shall be con-

structed and maintained a woven wire fence not less than 5 feet in height with shrubbery planting of privet or other suitable material inside such fence, as indicated on such revised plans; that against such hedge there shall be erected a bumper for protection against damage from cars; that entrance to this parking area shall be solely from the west side from the driveways as shown on such plan; that during the hours between 12 midnight and 8 A.M., all cars parked shall be located toward the westerly end of the lot and not toward 80th road; that curb cuts not previously authorized under the Board's resolution adopted May 23, 1939 shall be restored to the satisfaction of the borough president; that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

972-41-BZ

APPLICANT—Lama and Proskauer, for Edward Sherman Supply Co., owner.

SUBJECT—Application reopened February 17, 1948, for consideration as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting the extension from a business use district, and, also the use of a portion of a rear yard located partly in a residence use district, as ingress and egress to part of the said proposed business use.

PREMISES AFFECTED—116-01 to 116-13 Merrick boulevard (road), southeast corner of 116th avenue (Block 3108, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (972-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting from a business use district into a residence use district, of a business use and also, the use of a portion of a rear yard located partly in a residence use district as ingress and egress to part of the said proposed business use, for a term of two (2) years, affecting premises 116-01 to 116-13 Merrick boulevard (road), southeast corner of 116th avenue (Block 3108, Lot 1), St. Albans, Borough of Queens, was granted by the Board on June 23, 1942, on certain conditions, and the term of variance was extended on October 16, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on February 17, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948 after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1948, re Misc. Applic. 9548-41 and 9549-41 reads:

"1. Request for renewal denied as original approval Cal. 972-41-BZ has expired.

"2. As these premises are partially within a residence district the continued use is contrary to article 2 section 3 of zone resolution."

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 23, 1942, as amended by resolutions adopted through October 16, 1945, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"... *granted* under section 7c for a term of two years from the date of this *amended* resolution; and that other than as herein amended, the resolution adopted by the Board June 23, 1942, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Misc. Applications 9548-41 and 9549-41)."

836-42-BZ

APPLICANT—J. M. Berlinger, for Elhy Operating Corp., owner.

SUBJECT—Application reopened October 21, 1947—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—108-112 West 41st street, south side, 125 ft. west of Avenue of the Americas (Block 993, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: I. D. Neustein, Harry Neustein and J. M. Berlinger.

For Opposition: Sidney Deuberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Applicant denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (836-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail-1 use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 108-112 West 41st street, south side, 125 ft. west of Sixth avenue (Block 993, Lot 38), Borough of Manhattan, was granted by the Board on July 20, 1943, on certain conditions; and

WHEREAS, the term of variance was extended on July 10, 1945, and July 1, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution to permit in a retail-1 use district, the erection and maintenance of a garage for more than five (5) motor vehicles (without the required rear yard); and

WHEREAS, this case was reopened by vote of the Board on October 21, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 13, 1948, after due notice by publication in the Bulletin, and laid over from time to time to March 16, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that West 41st street and the Avenue of the Americas are in a retail use, B area and class 2 height district; and

WHEREAS, the decision of the borough superintendent dated February 18, 1948, on N. B. Applic. 193-47 reads:

"1. Proposal to build parking garage for more than 5 motor vehicles in a Retail-1 Use District is contrary to Sec. 4E Zoning Resolution."

"2. Provide a rear yard as per Sec. 17, Article IV, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 98 ft. 9 in. in depth, presently vacant and used for parking and storage of motor vehicles; that it is proposed to erect a building to cover the

full plot on the first floor, the second floor to be 88 ft. 10½ in. deep, irregular; two (2) stories, 27 ft. 6 in. in height; that the building is to be of class 1 construction; and

WHEREAS, the applicant contends that the general welfare of the immediate neighborhood would be improved by having a building in which to park cars instead of seeing them parked on the present open lot; that the City would benefit because of the increased taxes it would collect when the lot is improved by having the building on same; that the need for such facilities to park approximately four times as many cars in the building than on the open lot and relieve traffic accordingly meets the approval of the Mayor's Special Traffic Committee and the City's Police Commissioner, in any district of the city except in purely residential ones; that there are no residential properties in the immediate vicinity; that the possibility of any residential development in view of the character of the existing properties is very remote; that should any residential structures be erected in this vicinity, the law would permit garages for parking of cars belonging to the tenants within such structures; that the approval of the Board will sanction the investment of private capital now in such a building to greatly benefit the public in general until the municipality is able to provide same in order to solve its traffic and parking problems; that at least \$150,000.00 will be the cost of the new building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there is no justification for the exercise of its discretion to grant a variance under section 7f of the zoning resolution;

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

705-44-BZ

APPLICANT—Samuel Roth and Herman Kron, for Van Owners Purchasing Bureau, Inc., owner.

SUBJECT—Application reopened December 9, 1947 (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied by the Board).

PREMISES AFFECTED—162-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron, Samuel Roth, Charles A. Carey, F. S. Rogan and others.

For Opposition: W. Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (705-44-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a one-story building covering more than 65% of the area of the lot, to be occupied for an office and storage of building materials; affecting premises 162-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57 and 157), Borough of Manhattan, was denied by the Board on February 20, 1945; and

WHEREAS, Samuel Roth and Herman Kron for Van Owners Purchasing Bureau, Inc., owner, requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; and

WHEREAS, this case was reopened by vote of the Board on December 9, 1947, subject to usual procedure; and

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WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, it appears that this application contains a misstatement as to the owner's name, which is not the Van Owners Purchasing Bureau, Inc., as certified to in the application.

Resolved, that the application is *dismissed* as being improperly before the Board.

537-47-BZ

APPLICANT—Lama and Proskauer, Anthony and Joseph Garone, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction of existing gasoline station, to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced.

PREMISES AFFECTED—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot. 16), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (537-47-BZ)

WHEREAS, Lama and Proskauer, for Anthony and Joseph Garone, owners, filed May 27, 1947, an application under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction of existing gasoline station to include motor vehicle repair shop, lubritorium, radiator repair work, auto painting, body and fender repairs and to permit the parking of cars to be serviced, affecting premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin; and laid over to March 16, 1948 for inspection, and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Springfield boulevard is in a residence use, D and E area, Class 1½ height district; South Conduit avenue is in a residence use, E area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1947, re N. B. Applic. 1245-47, reads:

"1. The reconstruction of an existing gasoline service station in a residence use district, to be occupied for auto repairs, lubritorium, radiator repair work, parking of cars waiting to be serviced, auto painting, body and fender repair work and gasoline service station is contrary to Art. II, Sec. 3, B.Z.R."

WHEREAS, the applicant states that the premises consist of plot 93.30 ft. front by 110 ft. in depth (irregular) with three buildings, a one-story frame dwelling 20 ft. by 26 ft. area; a lubritorium 38 ft. by 22 ft., one story (destroyed by fire) and an office building, frame, 15 ft. by 33 ft., one story; that the one-story frame dwelling is now partly in

the bed of a proposed widening of Springfield boulevard; that it is proposed to demolish all existing buildings and construct a building 72 ft. front by 30 ft. in depth, one story (13 ft., 4 in. in height) of Class 3 construction, to house a lubritorium, auto laundry, sale of auto accessories, automobile painting and motor vehicle repair shop; that the area to be used will be 93 ft. front by 100 ft. in depth; and

WHEREAS, the applicant contends that the property is presently zoned for residence use, having been changed from business use on November 28, 1938; that the original permit was issued on April 27, 1922 and Fire Department approved plan No. 403-1922; that the owners do not intend to occupy the area described herein but will limit themselves to a frontage of 93 ft. by 100 ft. in depth; that in view of the fact this is an existing gasoline station and the intention to cut the area of the station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof, to permit the premises to be reconstructed and rearranged, substantially as proposed and indicated on plans filed with this application, marked "Received May 27, 1947" (4 sheets), *on condition* that all existing buildings and uses shall be removed and the plot leveled substantially to the proposed grade of Springfield boulevard; that the accessory building shall be located, designed and arranged substantially as proposed; that the accessory building shall in all other respects comply with the requirements of the Building Code; that the boiler room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire-retarded and the building entered only from the exterior; that new pumps shall be erected not nearer than 10 feet from the proposed building line; that such pumps shall be of the parkway type with masonry pedestals, agreeing with the masonry of the accessory building; that gasoline storage tanks shall not exceed four existing and two new tanks, all of 550 gallon capacity each; that along the side and rear lot lines there shall be erected a masonry base not less than 12 inches in height with a substantial fence erected thereon which may be of wood, provided it is kept painted, to a total height of not less than 5 feet; that signs shall be restricted to a permanent sign attached to the face of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the building line of one post standard supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and extending not more than 4 feet beyond the building line; that planting shall be maintained along the side lot lines from the street building line to the front line of the accessory building not over 4 feet in width; that such planting space shall be protected with an adequate concrete curb; that the portion of the gasoline station from the accessory building to the street line shall be paved with concrete or tarvia; the balance of the plot may be surfaced with clean gravel or steam cinders properly rolled or, treated with a binder to provide a reasonably impervious wearing surface and surface drainage; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that curb cuts shall be restricted to two as proposed, each not over 30 feet in width, no portion of which shall be nearer than 5 feet to the side lot lines as extended; that the sidewalk shall be restored to the satisfaction of the borough president; that any repair work done on the premises shall be done as proposed by hand tools only; that the 10 feet proposed for street widening may be used as permitted under resolution adopted this day under Cal. 538-47-A; and granted under section 7i to permit minor repairing with hand tools only within the space indicated

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in the accessory building; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

572-47-BZ

APPLICANT—Seelig and Finkelstein, for Cortsmith Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores.

PREMISES AFFECTED—235-245 Kings Highway, 1701 West 9th street, northwest corner and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Opposition: S. S. Eisenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (572-47-BZ)

WHEREAS, Seelig & Finkelstein for Cortsmith Realty Corporation, owner, filed June 11, 1947 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a building using more than the area permitted, to be used as stores, affecting premises 235-245 Kings highway, and 1701 West 9th street, northwest corner and 122-132 Quentin road (Block 6648, Lots 1 and 4), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin, and laid over to March 16, 1948, at the request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that Kings highway, Quentin road, and the site are in a business use, C area, class 1 height district; West 9th street is in residence and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated June 9, 1947 on N. B. Applic. 232-47 reads:

"1. Proposed building to occupy more than 75% of lot area is contrary to Article IV, Section 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103 ft. 10 $\frac{3}{4}$ in. frontage by 43 ft. 9 in. in depth (irregular), presently vacant and used for the sale and display of used cars; that it is proposed to erect a building to cover the entire plot, one story, 15 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that Kings highway and Quentin road are not parallel and physically converge at about West 9th street, which makes the plot in question about 15 ft. 7 in. deep on West 9th street and 44 ft. at its extreme easterly lot line; that the area of the plot is about 2967 sq. ft.; that the site is a valuable business corner since Kings highway is a good shopping street and its close proximity to the B.M.T. railroad station increases its value; that the area is small and the depth shallow and in order to obtain an adequate return on any building investment, it would be necessary to build up the entire area; that otherwise this plot will remain in its present state and will offer little financial revenue to the city; that this plot is on an island block, the remainder of which is fully built upon with store buildings; that the corner building on West 8th street is one story high and covers its entire plot; that

the two buildings adjacent to the plot are two stories high and cover their entire plots on both stories, so all present buildings on the block now cover their respective plots entirely; that it would therefore be unfair to limit the applicant to a plot coverage less than that which the present buildings enjoy; that any vacant area which would be required to be maintained on the premises would be of no benefit to any of the abutting properties or the neighborhood but would cause the applicant a great loss and hardship to the end that it would be impractical to erect the building proposed; and

WHEREAS, the premises and the surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had established a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the building to be located as proposed and as indicated on plans filed with this application, marked "Received June 11, 1947" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirement that the partitions between stores shall be carried up to the underneath side of the roof boards; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

684-47-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district; the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium.

PREMISES AFFECTED—83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (684-47-BZ)

WHEREAS, Lama and Proskauer for Socony Vacuum Oil Company, owner, filed July 11, 1947 an application under sections 7c and 7e of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium and the parking and storage of more than five (5) motor vehicles affecting premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin, and laid over to March 16, 1948, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in a business use, C area and Class 1 $\frac{1}{2}$ height district; Dongan avenue is in a business use, C area and Class 1 $\frac{1}{2}$ height district; and

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WHEREAS, the decision of the borough superintendent, dated October 9, 1947, re Alt. Applic. 1291-47, reads:

"1. The extension of gasoline service station auto repair shop, auto laundry and lubritorium within a business district is contrary to Art. 2, Section 4 of zone resolution."

"2. The proposed use of premises for the parking and storage of more than five motor vehicles is contrary to Art. 2, Sect. 4 of zone resolution as plot is located within a business district."

WHEREAS, the applicant states that the premises consist of a plot 138 ft. frontage by 101.58 ft. in depth, irregular, which is located a building 25 ft. by 57 ft. 5 in. in depth, one story, housing an office, lubritorium, repair shop, auto laundry and heater room, presently used as a gas station, garage and repair shop; that it is proposed to add an additional bay to the present structure, 15 ft. by 30 ft., regular, of Class 3 construction, to be used as a school to instruct students in methods of servicing automobiles;

WHEREAS, the applicant contends that in view of the fact that this is an existing gasoline service station and the additional bay will in no way affect the surrounding properties, it is respectfully requested that this application be granted;

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended the application be granted to permit the new addition as proposed, to be used for car washing; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application and it hereby is *granted* under section 7c thereof, to permit the extension of use of the building as proposed and indicated on plans filed with the application marked, "Received October 15, 1947" (5 sheets), *on condition* that the building shall be for the purpose of car washing as proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

9-47-BZ

APPLICANT—Saul Goldsmith, for Herman Lieberman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from store and five (5) car garage to store and motor vehicle repair shop.

PREMISES AFFECTED—488-490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (979-47-BZ)

WHEREAS, Saul Goldsmith, for Herman Lieberman, owner, dated November 6, 1947, an application under section 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from store and

five (5) car garage to store and motor vehicle repair shop, affecting premises 488 to 490 Lafayette avenue, south side, 69 ft. west of Bedford avenue (Block 1950, Lot 30), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin, and laid over to March 16, 1948 for inspection, and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Lafayette avenue is in business and unrestricted use, B area and Class 1½ height districts; Bedford avenue is in a business use, B area and Class 1½ height district; the site is in business and unrestricted use, B area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 17, 1947, re Alt. Applic. 3675-47, reads:

"1. Proposed change of use to motor vehicle repair shop in a portion of structure located partly within a business use district and partly within an unrestricted use district violates Art. II, Sec. 4a, subd. 29 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 36 ft. front by 60 ft. in depth, on which is located a building covering the entire plot, one story 14 ft. in height, presently used as a store and five-car garage; that it is proposed to change the use of portion of building used as a five-car garage to motor vehicle repair shop; and

WHEREAS, the applicant contends that the space occupied by the motor vehicle repair shop is only 14 ft. by 60 ft. and is limited in operation by having only the lessee and one employee working there; that the use is limited to hand tools and the repairs of radiators and fenders; there are no windows opening in the south or west lot line walls; that the motor vehicle repair shop is separated from the store by a fireproof partition, the ceiling being metal covered and the floor of concrete; that in view of the limited use and occupancy it is hoped the Board may grant a variation to permit the use as set forth; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof for a term of five (5) years from the date of this resolution, to permit the building to be occupied as proposed and indicated on plans filed with this application, marked "Received November 6, 1947" (5 sheets), *on condition* that the motor vehicle repair work shall be limited to hand tools only; that there shall be no forge used on the premises; that there shall be no heavy wrecking work done on the premises; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and a certificate of occupancy shall be obtained.

1033-47-BZ

APPLICANT—George G. Miller, for Undel Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted.

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PREMISES AFFECTED—1402-1416 Unionport road, and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: Geo. G. Miller and Sig. Solomon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1033-47-BZ)

WHEREAS, George G. Miller, for Undel Realty Corp., owner, filed December 5, 1947, an application under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted, affecting premises 1402-1416 Unionport road and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin, and laid over to March 16, 1948, for inspection, and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Unionport road is in a retail use, D area and Class 1 height district; Odell street is in residence and retail use, D area and Class 1 height districts; and site is in a retail use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1947, re Amendment to N.B. Applic. 612-47, reads:

"1. Proposed building exceeds the allowable coverage permitted under Art. 4, Section 14 (c) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 124 ft., 5½ inches front by 89.74 ft. in depth (irregular), presently vacant; that it is proposed to erect a building to cover entire plot, one story, 12 ft. in height, of Class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that proposed construction of a one-story taxpayer is the only use economically feasible for subject site and in order to make the investment economically sound it is necessary to have full coverage of the lot; that practical difficulty and unnecessary hardship will result if the owner of subject site is required to provide any unbuilt upon area which will result in the depletion of the return on his investment in these times when building costs are so high that it is necessary to obtain the maximum return from a building in order to carry the owner's costs; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the construction of the building as proposed, covering the area indicated on revised plans marked, "Received March 12, 1948" and otherwise as shown on plans previously filed with this application, marked "Received December 5, 1947" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirement that the store partitions shall be constructed to the underneath side of the roof boards; that the space on

Odell street as shown unbuilt upon is to be maintained with landscaping and proper protecting curb on the building line and side lot line; that the building shall have face brick walls on all sides where exposed and where not covered by buildings on adjoining lots; and that all permits required shall be obtained and all work shall be completed within one (1) year from the date of this resolution.

1083-47-BZ

APPLICANT—Samuel Rosenblum, for Domestic Linen Service, Inc., and 333 East 105th Street Corp. owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a business use district, the change in occupancy from stores and dwellings to office, shipping, pressing and storage, accessory to adjoining wet wash laundry.

PREMISES AFFECTED—331-337 East 105th street north side, 225 ft. west of 1st avenue (Block 1677 Lots 15 and 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and S. H. Mills.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1083-47-BZ)

WHEREAS, Samuel Rosenblum for Domestic Linen Service Inc. and 333 East 105th St. Corporation, owners, filed December 16, 1947 an application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from stores and dwellings to office shipping, pressing, and storage, accessory to adjoining wet wash laundry, affecting premises 331 to 337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1677 Lots 15 and 17), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin, and laid over to March 2, 1948 and March 16, 1948, for further consideration, and for inspection; and

WHEREAS, the district maps accompanying the zoning resolution show that East 105th street is in business and unrestricted use, B area, class 1½ height districts; 1st avenue is in an unrestricted use, B area and class 1½ height district; the site is in a business use, B area class, 1½ height district; and

WHEREAS, the decision of the borough superintendent dated December 12, 1947 on Alt. Applic. 2331-47 reads:

"1. Proposed change in use of bldg. from residence to steam or wet wash laundry in connection with adjoining bldg. is contrary to sec. 4 (a) (51) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 110 ft. 11 in. in depth, on which are located an existing wet wash laundry 45 ft. front by 87 ft. 8 in. in depth, 3 stories, 42 ft. in height, of class 3 construction and a multiple dwelling, 30 ft. front by 88 ft. in depth, 6 stories, 70 ft. in height, of class 3 construction presently vacant, above 1st floor; that 1st floor is now used as offices for the wet wash laundry; that it is proposed to change the use of 331 East 105th street, the vacant multiple dwelling, to offices and shipping, storage of linens, pressing of linens; that the two upper stories will be removed so that when alterations are complete it will be four stories in

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height; that horizontal openings will be made to adjoining wet wash laundry, protected by 3 hour fireproof doors; and

WHEREAS, the applicant contends that the use in 331 East 105th street will not be a wet wash laundry, but there will be openings to the existing wet wash laundry at 333-7 East 105th street, which is being used as a wet wash laundry and which has a C.O. for same; that all objections so far as construction is concerned are to be complied with in accordance with the regulations of the Labor Law and the Building Code; that the building is located in a business district, and if the uses were considered as entirely within the existing structure, all the uses proposed are permissible in a business district, and it is the intention to confine such uses to this structure; that the wet wash laundry will be continued in the adjoining premises as heretofore and horizontal openings protected by regulation fireproof doors so that there will be access from one structure to the other; that inasmuch as the physical conditions will be very much improved by the proposed alteration, and as the building at 331 will comply with the code so far as construction is concerned, and since the uses will be uses permissible in a business district, the only objection being the proposed connection, it is requested that a variation be granted to permit the proposed use in conjunction with the existing laundry to the east under the same management; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the extension of use into the adjoining building for the extension of use as proposed and indicated on plans filed with this application, marked "Received December 16, 1947" (6 sheets), except that the floor of the loading space shall comply with the floor load requirements under the Building Code and except that the arrangement of the first floor of the existing building and the proposed extension shall be as indicated on revised plan, marked "Received March 8, 1948," on condition that the building shall be reduced in height as proposed; that the loading platform on the existing building shall be removed as proposed and as indicated on such revised plan; that the loading space for two trucks shall be provided in the building at No. 331, as indicated on such revised plan; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any existing curb cuts shall be restored and new curb cut installed in front of building No. 331 to a width not exceeding 20 feet; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

103-47-BZ

APPLICANT—Kenneth W. Milnes, for Herman Applebaum, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and business-1 use, C and D area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—174 Richmond avenue, west side, 27.5 ft. north of Harrison avenue (Block 1077, Lots 52 and 72), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (1103-47-BZ)

WHEREAS, Kenneth W. Milnes, for Herman Applebaum, owner, filed December 23, 1947, an application under section 21 of the zoning resolution, to permit in business and business-1 use, C and D area districts the extension of existing building, using more than the area permitted, affecting premises 174 Richmond avenue, west side, 27.5 ft. north of Harrison avenue (Block 1077, Lots 52 and 72), Port Richmond, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Richmond avenue is in a Business-1 use, C area and Class 1½ height district; Harrison avenue and site are in business and business-1 use, C and D area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 23, 1948, re Alt. Applic. 383-47, reads:

"1. The proposed alteration is contrary to paragraph C of Section 14 of Art. 4 of the Zoning Resolution as amended to February 25, 1946, which reads in part as follows:

'In a D district no building shall occupy at the curb level more than 55 per cent of the area of the lot, if an interior lot, or 70 per cent if a corner lot, exclusive in each case of lawful garages.'

Lot 72 of Block 1077 is located in a business use district and a D area district.

The existing building is located in a business use district and C and D area districts.

Lot 52 of Block 1077 is located in a business use district and a C area district."

and

WHEREAS, the applicant states that the premises consist of a plot 27.5 ft. front by 109.06 ft. in depth (irregular) facing Richmond avenue; 25.18 ft. front by 335 ft. in depth (irregular) facing Harrison avenue, on which is located a building 27.5 ft. and 25 ft. front, 142 ft. and 113 ft. in depth (irregular) one story, 22 ft. in height, of Class 3 construction, used as a store for children's clothes; that it is proposed to build an extension on lot 72 which lies wholly in the D area district; that at present this lot is wholly occupied by a 2-story frame structure, which is to be demolished; that the new structure will be 43.62 ft. by 73.36 ft. (irregular) one story, 22 ft. in height, of Class 3 construction, to be used in conjunction with existing store; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis for appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district requirements of the zoning resolution, and that the applicant be and it hereby is granted under section 21 thereof, as to area, to permit the coverage of the area as proposed and as indicated on plans filed with this application marked "Received December 23, 1947," five sheets, and marked "Received March 8, 1948," one sheet, on condition that the building shall be constructed throughout of incombustible materials; that any openings in the side walls as shown to the west shall be of glass blocks as approved for exterior walls without openings therein; that the stairway shown from the proposed first floor to the cellar shall lead directly to the exterior easement from whence exit can be

MINUTES

obtained through to Maple avenue; that there shall be no opening from the cellar to the space under the existing building unless the cellar is excavated under the existing building in which case any opening from the proposed extension to the existing building shall be protected with fire doors as required by the building code except that in the event the cellar of the adjoining building is not excavated there may, however, be a door for access only to such space provided that the door complies with the requirements for a fire door in a party wall; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1113-47-BZ

APPLICANT—Oswald Fischer, for Stapleton & Schneider, Inc., owners (Motor Sales, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the sale and display of more than five motor vehicles.

PREMISES AFFECTED—74-15 Northern boulevard, north side, 50 ft. west of 75th street (Block 1170, Lot 45), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1113-47-BZ)

WHEREAS, Oswald Fischer for Stapleton & Schneider, Inc., owner, Motor Sales, Inc., lessee, filed December 30, 1947, an application under section 7e of the zoning resolution, to permit in a business use district the sale and display of more than five (5) motor vehicles, affecting premises 74-15 Northern boulevard, north side, 50 ft. west of 75th street (Block 170, Lot 45), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in a business use, B area and Class 1½ height district; 75th street is in residence and business use, B and D area and Class 1½ height districts; that the site is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 4, 1947, re Misc. Applic. 7153-47, reads:

"1. The use of a lot in a business use district for the display and sales of more than five motor vehicles is contrary to Art. 2, Sec. 4, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use the vacant plot for the sale and display of more than five motor vehicles, in conjunction with adjoining plot used for the auto motor sales and service station for New Dodge and Plymouth motor vehicles; and

WHEREAS, the applicant contends that in the conduct of the owners business it has been found necessary to acquire the immediate adjoining affected premises, mainly to provide a facility for the display and sales of new, and used motor vehicles in trade; that the affected premises are presently enclosed to the east and north by masonry walls

of above described adjoining building; that at the west side it is proposed a 4 ft. 6 in. high cyclone wire fence and on the building line a 3 ft. high fence, consisting of wooden posts and steel cables, with an illuminated sign post at the left hand corner; that at the curb line it is proposed a 12 ft. wide curb cut, approximate in line with the center of this property; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, to permit the premises to be occupied as proposed for the sale and display of more than five (5) motor vehicles in conjunction with the occupancy of the adjoining buildings on lot 38 as proposed and as indicated on plans filed with this application marked "Received December 30, 1947," two sheets, on condition that the plot shall be leveled substantially to the grade of Northern boulevard and shall be adequately surfaced to the satisfaction of the borough superintendent and shall have a fence as proposed from the street building line and on the side lot line to the west with no openings therein except one approximately 10 ft. in width with curb cuts opposite of not over 12 ft. as shown on such plans; that signs to be erected shall comply with the requirements of the zoning resolution therefor; that during the term of this variance the premises shall be occupied for no other use than for display and sale of used motor vehicles.

19-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Sokoloff, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension of an existing building, using more than the permitted area.

PREMISES AFFECTED—117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (19-48-BZ)

WHEREAS, Lama and Proskauer, for Samuel Sokoloff, owner, filed January 7, 1948, an application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the extension of an existing building using more than the permitted area; affecting premises 117-129 Lombardy street and 483-491 Porter avenue, northwest corner (Block 2819, Lots 25, 27, 29 and 30), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 26, 1948, after due notice by publication in the Bulletin, and laid over to March 16, 1948, for inspection and decision by the Board without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Lombardy street is in an unrestricted use, C area and Class 1½ height district; Porter avenue is in an unrestricted use, C area and Class 1½ height district; and subject site is in an unrestricted use, C area and Class 1½ height district; and

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WHEREAS, the decision of the borough superintendent, dated December 22, 1947, re Alt. Applic. 4677-47, reads:

"1. Area of extension exceeds permissible under sect. 13 Art. IV of Zone Resolution (C area district)." and

WHEREAS, the applicant states that the premises consist of a plot 150 ft., 2½ in. front by 100 ft. in depth, on which is located a building 97 ft. front by 100 ft. in depth, one story 14 ft. in height, of Class 3 construction, with a loading platform, 20 ft. by 53 ft., 2½ in. presently used for the manufacturing of hot dip galvanizing of metal products; that it is proposed to erect an extension to occupy the remainder of plot, totalling 100% of area of plot, one story 14 ft. in height, Class 3 construction, to be used for same manufacturing use; and

WHEREAS, the applicant contends that the present building is 100 ft. in depth and extends to the rear lot line; that the present loading platform is erected at the rear of lot line; that the present building on adjoining lot to the west is 96 ft. 4 in. in depth so that the portion of site which owners intends to erect new extension on is in a pocket and maintaining an open area in this unrestricted zone will be of no use to anybody; that in addition a great part of intended extension will be used for loading and shipping and it would be permissible to build up this area under Section 19 sub. g of Zoning Resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the extension of the building as proposed and indicated on revised plan, marked "Received March 12, 1948," *on condition* that such extension shall be used in connection with the balance of the premises and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

977-47-A

APPLICANT—Robert Dreyfus, for Morfrank Garage Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A.M., for inspection by a committee of the Board.

1009-47-A

APPLICANT—Frank Randazzo, for Vincent Roselli, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Antonelli.

ACTION OF BOARD—Laid over to March 30, 1948 at 10 A.M., at request of applicant.

130-48-A

APPLICANT—George A. Boehm, for Estate of Amos R. E. Pinchot, et al., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-123 West 64th street, north side, 77 ft. west of Columbus avenue (cellar, 1st floor and above 4th floor); (Block 1136, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: George A. Boehm, Seymour Peizer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A.M., for inspection by Committee of Board and decision without further argument.

26-48-A

APPLICANT—Simon Wiesenbergs, for Asa G. Candler, Inc., owner (Allied World Wide Forwarding Corp. lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—218 West 42nd street, south side, 200 ft. west of 7th avenue (cellar); (Block 1013, Lot 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon Wiesenbergs.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn by applicant to get proper decision from Fire Department as to use in cellar, as there appears to be no basement as defined in the building code.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

538-47-A

APPLICANT—Lama and Proskauer, for Anthony and Joseph Garone, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit avenue (Block 13331, part of Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee

Negative 0

THE RESOLUTION (538-47-A)

WHEREAS, Lama and Proskauer, for Anthony and Joseph Garone, filed May 27, 1947, an application pursuant to Section 35 of the general city law for the erection of a gasoline service station on a plot a portion of which is in the bed of a mapped street, affecting premises 145-02 to 145-08 Springfield boulevard, west side, 300.35 ft. south of South Conduit boulevard (Block 13331, part of Lot 16), Springfield, Borough of Queens; and

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WHEREAS, the decision of the borough superintendent May 14, 1947, on N.B. Applic. 1245-47, reads:

"2. Construction in the bed of a mapped street, is contrary to Sec. 35, General City Law."

and
WHEREAS, the applicant states that the premises consist of a plot 93.30 ft. by 110 ft. in area; located in a residence use E area, Class 1 height district, upon which there has been conducted a gasoline service station since 1922; that it is proposed to erect a one story building 13 ft. 4 in. in height, 72 ft. by 30 ft. in area, of Class 3 construction and to demolish the existing structures and use the premises as a gasoline service station, lubritorium, motor vehicle repair shop and parking of cars to be serviced as applied for in connection with Cal. No. 537-47-BZ; and

WHEREAS, the applicant states that the premises are improved with a gasoline service station and three buildings, one an existing one story frame dwelling, 20 ft. by 26 ft., a one story frame lubritorium, 38 ft. by 22 ft. which has been recently destroyed by fire and an office building of frame construction, 15 ft. by 33 ft. one story in height; that the frame dwelling is now partly in the bed of the proposed widening of Springfield boulevard; that it is proposed to demolish existing buildings and to erect a one story building 72 ft. front by 30 ft. in depth, to house a lubritorium, auto laundry, motor vehicle repair shop, office, sales of automobile accessories and for automobile painting, body and fender repairs; that the use district was changed from business to residence, November 28, 1938; that the use was established April 27, 1922 under Fire Department Plan No. 403-1922; and

WHEREAS, the applicant contends that permission is requested to cross the portion of the premises located within the bed of the proposed street widening; that one structure will be constructed in the bed of the proposed street widening; that gasoline tanks and pumps will be located within the new proposed building line and the main structure located approximately 40 ft. within the new proposed building line; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on N.B. Application 1245-47, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the use of the portion of the premises within the bed of the proposed street under the conditions set forth in the resolution adopted this day under Cal. 537-47-BZ.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL.

918-22-SA

APPLICANT—Williams Oil-O-Matic Division of Eureka Williams Corp., owner.

SUBJECT—Application reopened January 20, 1948—re National Radiator Oil Burner, Series R, approval of (previously approved under name Williams Oil-O-Matic Oil Burner, Model HP-3A).

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (918-22-SA)

WHEREAS, this application was filed July 10, 1922, with the Board of Standards and Appeals for approval of the appliance known as the Williams Oil-O-Matic Fuel Oil Burner; and

WHEREAS, this appliance was approved by the Board November 21, 1922, for general installation and various

models of this burner have been incorporated in this approval from time to time; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 4, 1948.

Re: Cal.: 918-22-SA, Vol. II

Subject: Amendment of Resolution adopted by the Board on November 8, 1939 to include National Radiator Series R.

On July 15, 1924 the Board of Standards and Appeals approved the Williams Oil-O-Matic Burner and from time to time amended the resolution to include approval of models J, JJ Junior, K, KA, KB, R HP-1, HP-3, HP-3A Sentinal and HP-1 Sentinal. Request has been made for an amendment of the resolution to include the name National Radiator Series R. The application was reopened January 20, 1948.

This model is similar in design to model HP-3A which was approved November 8, 1939. This model, National Radiator Series R has been approved by the Underwriters Laboratory Misc. Petroleum 1133 Application No. 47C2250.

Inspection and Test

A model of this burner was inspected at 308 3rd Avenue, Brooklyn, February 3, 1948 by the Committee on Test. Present were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division of the Committee on Test and Mr. C. Spindler, representing the applicant. The burner was tested for defects and proper functioning throughout its operating range and was found to function properly, as designed, with no flare backs or unusual carbon deposits, with oil shut off the controls functioned in 90 sec. With a stack Temperature of 400° F. the CO₂ content of the flue gases was 9.6%.

Recommendation

On the basis of the data submitted by the applicant and the inspection and test the Committee on Test recommend that the resolution of the Board of July 15, 1924 and amended by resolutions adopted June 23, 1931, July 17, 1934, Nov. 22, 1938 and Nov. 8, 1939 be amended to include the approval of National Radiator Series R for use in N. Y. City with fuel oil not heavier than #3 U. S. Dept. of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the burner bears a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 918-22-SA."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS, JR.

Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 31, 1940, in accordance with the above report.

1169-38-SM

APPLICANT—Kimberly-Clark Corp., owner.

SUBJECT—Kimsul Insulation (improved); (reopened January 9, 1948—re amendment of resolution).

APPEARANCES—

For Applicant: Frank Garlin.

MINUTES

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1169-38-SM)

WHEREAS, the Kimberly-Clark Corporation, owner, filed December 16, 1938, an application with the Board of Standards and Appeals for approval of the material known as Kimsul Expanding Building Insulation; and

WHEREAS, this material was approved by the Board on December 31, 1940, on certain conditions; and

WHEREAS, the resolution was amended on July 22, 1941; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 9, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 16, 1948.

Re: Cal. 1169-38-SM-VOL. II

Subject: Amendment of resolution to permit use of Kimsul Expanding Building Insulation (Improved) in class 3 and 4 Building construction.

Under date of December 31, 1940 the Board approved Kimsul, Expanding Building Insulation for Class 4 construction and Resolution as amended July 22, 1941 approved the use of Kimsul Expanding Insulation for Class 3 construction. The Kimberly-Clark Corp. requested Dec. 9, 1947 that Cal. 1169-38-SM be reopened for the approval of their improved insulation.

Description

The Kimsul Expanding Building Insulation (Improved) is a porous, homogeneous thermal insulation. It is made from wood fibres, waterproofed with asphalt and treated with a mixture of stable salts to provide fire resistance. It is known as a felted material which means that all the fibres are fastened together in the finished product. The only difference is the cover sheet applied to Kimsul Insulation. The cover is a Pyrogard fire-resistant cover and consists of kraft paper impregnated with asphalt and a fire resisting and mould resisting compound. Kimsul has a rated conductivity of 0.27BTU/sq. ft. /hour/inch/F°.

Inspection and Test

The material, the cover sheet, called Pyrogard was inspected and tested at the Better Fabrics Testing Bureau, February 16, 1948. Present at the Test were Mr. F. Garlin, representing the applicant, Mr. J. A. Darts, Engineering Division, Committee on Test and Mr. Wm. H. Masterson. There was no flashing, flaming or glowing, either within or outside the charred area.

Recommendation

On the basis of the foregoing data the Committee on Test recommend that Kimsul Expanding Building Insulation (Improved) be approved for Class 3 and 4 construction as provided in the resolution adopted Dec. 31, 1940 and amended July 22, 1941 under Cal. 1169-38-SM.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions adopted on December 31, 1940 and July 22, 1941, in accordance with the above report.

682-44-SM

APPLICANT—Kelley Island Lime and Transport Co., owner (Limestone Products Corp., Agent).

SUBJECT—Kilnoise Acoustical Plaster, approval of.

APPEARANCES—

For Applicant: Drew Pearsall.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (682-44-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 5, 1947.

Re: Cal. 682-44-SM.

Subject: Kilnoise Acoustical Plaster, approval of.

The Kelley Island Lime and Transport Co. of Cleveland, Ohio filed on November 29, 1944 an application with the Board of Standards and Appeals for approval of Kilnoise Acoustical Plaster under the provisions of C26-178.0 and pertinent provisions of the Administrative Building Code.

Description

Kilnoise Acoustical Plaster is a mixture resulting from the blending of Tiger Pressure Finish Hydrate, Rock Wool, Asbestos and a Foaming Agent. Upon proper mixing, the foaming agent creates a cellular structure plaster having acoustical properties.

Inspection and Test

Samples of this material have been examined by the Committee on Test. Present at this examination were Commissioner Chas. M. Blum and Chief Engineer Leslie V. Huber. Additional reports which are a part of the record in this application indicate the following chemical analysis of this material:

Silicate insoluble	7.60%
Iron Oxide and Aluminum.....	5.00
Calcium Oxide	39.05
Magnesium Oxide	26.24
Loss on Ignition	21.95

A fire resistance test (also part of record) under Federal Specification for Acoustical Material for Plaster, Application S.S. A-111 indicates the plaster is incombustible and was not seriously damaged by the test. Sound absorption tests made by the Materials Bureau of Standards, Washington, D. C., indicate a noise reduction coefficient of 60%.

Recommendation

On the basis of the above data and the inspection and test of the Committee on Test, the Committee recommends the approval of Kilnoise Acoustical Plaster for use in New York City, at a thickness of ½ inch under C26-191.0 and as a substitute for the usual white finish coat of plaster on partitions and ceilings required to have a fire-resistive rating when applied to a thickness of at least ½ inch over the brown coat under C26-464.0 and C26-637.0.b.

It is further recommended that each bag or container of the material bear a label or tag, reading "Approved by the Board of Standards and Appeals, for use in New York City, under Cal. No. 682-44-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

180-46-SM

APPLICANT—American Steel and Wire Co., of New Jersey, owner.

SUBJECT—American Welded Wire Fabric (for concrete reinforcement), approval of.

APPEARANCES—

For Applicant: D. G. Joy.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (180-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

January 5, 1948.

Re: Cal. 180-46-SM

Subject: American Welded Wire Fabric
(for concrete reinforcement)—
Approval of.

The American Steel and Wire Co. of New Jersey filed an application with the Board of Standards and Appeals for approval of the American Welded Wire Fabric under the provisions of C26-178.0.b for use as a metal reinforcement in concrete floors and other concrete construction, requiring metal reinforcement, and as specifically required in C26-318.0, C26-319.0, C26-478.0, C26-578.0 and C26-620.0.b and d.

Description

American Welded Wire Fabric is made at Donora, Pa. of a low carbon open hearth steel of characteristics suitable for resistance welding. The basic steel is made by the rimming process providing a product that is free of silicon. The ordinary low carbon steel is further processed by drawing the preformed rods through tungsten-carbide dies converting the material by specified drafting into wire of the desired gauge with a tensile value of 70,000 to 90,000 p.s.i. Throughout the entire process from open hearth furnace to the rolling of the rods to the forming of the finished mesh, the product is metallurgically checked, temperatures are controlled to desired levels, and the product is chemically and physically tested, so that desired standards are maintained.

After the wires are drawn, they are assembled in a mesh by first being fed into welding machines, horizontally and vertically with spacing automatically controlled by machine movement. Accurately machined, dies form the point of contact between the current and the wire and controlled timing devices regulate the amount of current and the timing resulting in uniform and accurately spaced welds with a minimum loss in tensile strength caused by the application of heat by keeping the cross section of the individual wire exposed to the heat of welding at a minimum.

Inspection and Test

The material was inspected and tested at Pittsburg on April 16, 1947. Present at the test were Commissioner Chas. M. Blum, Chief Engineer L. V. Huber of the Committee on Test and representing the applicant, D. G. Joy.

Samples of the applicant's products in the sizes as listed were selected and submitted to the Pittsburgh

Testing Laboratories (Report: File 8842.31, dated June 30, 1947) for an evaluation of physical properties in accordance with the specifications of the ASTM, A82-34 as required by C26-318.0 of the Administrative Building Code with results as follows:

Gauge	Diameter Inches	Yield Point lbs./sq. in.	Tensile Strength	Red'n Area per cent	Bend Test
.0000	.393	.70900	.73600	60	O.K.
.000	.361	.79000	.84300	58	O.K.
.00	.331	.78600	.87200	53	O.K.
.0	.306	.84100	.89800	45	O.K.
1.	.283	.82000	.86500	50	O.K.
2.	.261	.82400	.84500	58	O.K.
3.	.243	.82500	.91400	51	O.K.
4.	.224	.79700	.84800	63	O.K.
5	.206	.81400	.84700	62	O.K.
6	.192	.85100	.88900	56	O.K.
7	.176	.74100	.77000	68	O.K.
8	.163	.84600	.88400	62	O.K.
9	.148	.89500	.90700	57	O.K.
10	.136	.83000	.94300	63	O.K.
11	.121	.89500	.95600	56	O.K.
12	.105	.87800	.87800	57	O.K.
13	.093	.79500	.79500	66	O.K.
14	.080	.99600	.99600	56	O.K.

The above results comply fully with Specification ASTM A8234 and ASTM-A-185-37.

Recommendations

On the basis of the foregoing data wherein the American Welded Wire Fabric meets the requirements of C26-318.0, the Committee on Test recommends the approval of this concrete reinforcing material under C26-191.0, when manufactured of the properties as described herein and when identified as prescribed in C26-319.0 for uses as follows:

Under C26-366.0 as a metal reinforcement in concrete for allowable working stresses as prescribed therein:

Under C26-478.0 as a shrinkage and temperature reinforcing material when manufactured and used in area per width of foot of slab as is contained therein:

Under C26-578.0 for tying concrete protection in fire resistive construction when weighing not less than one and one-half pounds per square yard:

Under C26-620.0.b as a reinforcing mesh when meeting the percentage requirements thereof and with the steel coefficient determined as prescribed in C26-620.0.d.

It is further recommended that adequate chairs of metal or other equivalent means be provided so as to keep the reinforcement clear of the bottom of the slab as prescribed in C26-620.0.b. Further that each roll of metal reinforcement carry a tag, label or stamp reading: in addition to the marking as prescribed in C26-319.0, as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 180-46-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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55-47-SM

APPLICANT—Kohler Co., owner.

SUBJECT—Kohler Chromium Plated Brass Sink Lavatory or Bath Trap, additional model (reopened January 20, 1948.)

APPEARANCES—

For Applicant: K. Hasselbrink.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (55-47-SM)

WHEREAS, the Kohler Co., owner, filed on January 10, 1947, an application with the Board of Standards and Appeals for approval of the material known as Kohler Co. Chromium Plated Brass Sink, Lavatory or Bath Trap, Model K-9030; and

WHEREAS, this material was approved by the Board on April 15, 1947, on certain conditions; and

WHEREAS, the resolution was amended on May 27, 1947, and the applicant requested a further amendment; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 18, 1948.

Re: Cal. 55-47-SM

Subject: Kohler Chromium Plated Brass Sink Lavatory or Bath Trap, Approval of Additional Model.

The Board of Standards and Appeals on April 15, 1947 approved the Kohler Company Chromium Plated Brass Sink, Lavatory or Bath Trap, Model K-9030 and on May 27, 1947, amended the resolution to permit the change of Model No. K-9030 to Model K-9010.

Request has been made for a further amendment of the resolution to permit the cleanout plug to be installed in the bottom of the trap instead of in the rear. The application was reopened by vote of the Board January 20, 1948 for test and report.

Inspection and Test

A sample of this trap has been inspected and tested by this Committee on Test and found to comply with the provisions of Art. 13 of the Administrative Building Code. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and K. Hasselbrink, representing the applicant.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends the amendment of the resolution adopted by the Board April 15, 1947, as amended May 27, 1947, to permit the trap as approved to have the clean-out plug placed in the bottom of the trap instead of at the end.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 15, 1947 as amended May 27, 1947, in accordance with the above report.

98-47-SM

APPLICANT—Norcote Division of Philadelphia Textile Finishers, Inc., owner.

SUBJECT—Flamecote (flameproofing Compound), approval of.

APPEARANCES—

For Applicant: M. T. Hession.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (98-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 12, 1948.

Re: Cal. 98-47-SM

Subject: Flamecote (flameproofing compound) Approval of.

Norcote Division of Philadelphia Textile Finishers, Inc., of Norristown, Pa. filed January 10, 1947, an application with the Board of Standards and Appeals for approval of Flamecote (flameproofing compound) under the provisions of C19-161.0 Administrative Code and C26-721.0.b of the Administrative Building Code and the Rules of the Board of Test for Flame-Resistive, Flameproof Materials, etc. adopted under Cal. 294-40-SR.

Description

This material is a flameproofing compound for application by brush or spray to flameproof new or used canvas. This compound is a blend of antimony oxide, a stabilizer, chlorinated resins and suitable coloring pigments.

Inspection and Test

The compound known as Flamecote was flame tested April 3, 1947 at the Better Fabrics Testing Bureau in the presence of Chief Engineer L. V. Huber, representing the Board; Mr. K. B. Parker, representing the Philadelphia Textile Finishers and Mr. W. H. Master-son of the Laboratory.

The solution identified as Flamecote was applied to plain cotton canvas and allowed to dry. The test was made in accordance with the methods of the Board for determination of fire resistance of materials. Tests were made on three samples. There was no flashing and maximum glow was 4 minutes 18 seconds in charred area.

As all glow was confined to charred area, it may be disregarded as per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing data the Committee on Test concludes that Flamecote possesses inherent flameproof properties and accordingly recommends approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive, Flameproof Materials, etc. adopted by the Board under Cal. 294-40-SR.

The Committee further recommends that each container in which Flamecote is marketed by the Philadelphia Textile Finishers, Inc. shall be labeled or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 98-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

99-47-SM

APPLICANT—Philadelphia Textile Finishers, Inc., owner.

SUBJECT—Flamefoil (Canvas), approval of.

APPEARANCES—

For Applicant: M. T. Hession.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (99-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 12, 1948.

Re: Cal. 99-47-SM

Subject: Flamefoil (Canvas), Approval of.

Norcote Division of Philadelphia Textile Finishers, Inc., of Norristown, Pa., filed January 10, 1947, an application with the Board of Standards and Appeals for approval of Flamefoil Canvas under the provisions of C19-161.0 Administrative Code and C26-721.0.b of the Administrative Building Code and the Rules of the Board, Rules for Test of Flame-Resistive, Flameproof Materials, etc. adopted under Cal. No. 294-40-SR.

Description

Flamefoil Canvas is a treated canvas processed by impregnation at the mill with a mixture of antimony, oxide, stabilizers, chlorinated resin and suitable coloring pigments. This canvas is sold and marketed only as a finished product. The applicant states that it is constantly under the reexamination schedule of the Underwriters Laboratories.

Inspection and Test

The cotton canvas identified as Flamefoil was flame-tested April 3, 1947 at the Better Fabrics Testing Bureau in the presence of Chief Engineer L. V. Huber, representing the Board; Mr. K. B. Parker, representing the Philadelphia Textile Finishers, Inc. and Mr. W. H. Masterson of the Laboratory. The test was made in accordance with the methods of the Board for determination of fire-resistance of materials. Tests were made on three samples with results that there was no flashing and maximum glow was 41 seconds in charred area.

As all the glow was confined to the charred area, it may be disregarded, as per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing data the Committee on Test concludes that Flamefoil Canvas possesses inherent flameproof properties and accordingly recommends approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire-Resistive, Flameproof Materials, etc., adopted by the Board under Cal. 294-40-SR.

The Committee further recommends that each wrapper or container in which Flamefoil Canvas is marketed by the Philadelphia Textile Finishers, Inc. shall be labeled or marked "Approved by the Board of Stand-

ards and Appeals for use in New York City under Cal. 99-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

429-47-SA

APPLICANT—Scanlon-Morris Division of The Ohio Chemical and Manufacturing Co., owner.

SUBJECT—Scanlon-Morris A420 Pressure Autoclave; Scanlon-Morris A410 Pressure Water Sterilizer and Scanlon-Morris A434 to A438 inclusive, Non-pressure Instrument Sterilizer, approval of.

APPEARANCES—

For Applicant: H. George Skaller.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (429-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 30, 1948.

Re: Cal. 429-47-SA.

Subject: Morris A420 Pressure Autoclave; Scanlon-Morris A410 Pressure Water Sterilizer & Scanlon-Morris A434 to A438 Nonpressure Type Boiling and Steaming Sterilizer, Approval of

The Ohio Chemical and Manufacturing Company, owner, formerly the Scanlon-Morris Division of the Ohio Chemical Co., filed April 27, 1947, an application for approval of the Scanlon-Morris A410 Pressure Water Sterilizer and Scanlon-Morris A434 to A438 Non-Pressure Type Boiling and Steaming Sterilizer, under the provisions of C26-1277.0h of the Administrative Building Code and Submerged Inlet Rules of the Board of Standards and Appeals.

Description

A420—Pressure Autoclave.

This appliance is a sterilizer of the pressure-vacuum type, steam jacketed, for operation at 15 to 20 lbs. pressure, equipped for operation by temperature indication as well as by pressure. The autoclave is formed of two seamless drawn brass shells, securely riveted and sweated to an accurately machined cast bronze door collar and covered on the outside by a stainless steel finishing jacket. The door is of a heavy bronze casting, machined at all contact surfaces, fitted with radial steel locking bars and a cast bronze hand-wheel in combination with a positive guide mechanism which will free chamber of steam pressure before bars are disengaged from under door collar. Door is hung on a sag-proof, adjustable cast bronze compensating hinge, fitted with interchangeable hardened and ground steel bushings.

This sterilizer is equipped with standard Jenkins valves with a steam ejector for drawing and maintaining a vacuum in chamber, means for automatic and continuous removal of air and condensation from chamber, outlet from chamber fitted with a removable

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strainer, a jacket pressure gauge, a compound chamber gauge, adjustable top outlet safety valve, vacuum release valve in door, and a protected mercury column wide angle thermometer indicating the minimum temperature in chamber. Exhaust vent line is bled to waste through a water seal trap and through an open air break fitting.

If steam heated—equipment includes a selective steam control valve adjustable from 15 to 20 lbs. operating pressure, a Jenkins steam supply valve, a steam strainer, a thermostatic steam return trap with check valve on the return line, and all brass I.P.S. piping to back of stand.

If Gas Heated—sterilizer is equipped with a gas heated steam generator of seamless copper tubing not less than .065" thick with removable cast bronze heads, fitted with a Monel asbestos lined heat deflecting jacket, Jenkins water supply valve and waste valve with sanitary air break connections to waste, protected water gauge glass, tubular high efficiency gas burner, automatic air and gas mixing valve. Equipment includes a selective gas control valve for operation at 15 to 20 lbs. pressure in generator. The water supply to the sub-boiler is arranged through a sanitary air break fitting located at least four inches above the flood level rim of the sterilizer.

If Electrically Heated—autoclave is equipped with an electrically heated steam generator of seamless copper tubing not less than .065" thick, with removable cast bronze heads attached to jacket with union connections and covered with a stainless steel finishing jacket. Generator is equipped with protected water gauge glass. Jenkins water supply valve, water waste valve with air break connection to waste. Walls of autoclave and generator are covered with heavy "Firefelt" and canvas insulation securely attached with brass bands. Generator is equipped with GE Calrod immersion type heating units completely accessible from the front of the sterilizer, easily removable for cleaning without disconnecting piping, wiring or moving other equipment. The water supply to the sub-boiler is arranged through a sanitary air break fitting located at least four inches above the flood level of the sterilizer. Minimum heater capacities—

Chamber Size	Watts
12 x 20"	6000
16 x 24"	9000
20 x 36"	12000
20 x 48"	12000
20 x 60"	12000

Wiring is for either single or three phase connection. Control equipment includes low water protective cutout, manually reset; a mercury tube relay, dual automatic pressure control for operation at either 15 or 20 lbs., with not over 1½ lbs. differential and Neon Pilot lights.

All piping is seamless brass I.P.S. except waste piping which is of standard brass plumber's tubing. Piping terminates at supply valves or at back of stand unless otherwise specified. Stand is of welded tubular steel with non-rusting adjustable floor shoes. Chamber is fitted with a heavy brass perforated removable plate not less than 6" wide. When sterilizer is specified for use as a pressure instrument sterilizer, "Slideway" trays shall be furnished.

All pressure valves are of genuine Jenkins diamond disc type with renewable discs and outside bonnets. Valve body is of phosphor bronze with manganese bronze spindle and stuffing box follower tested for steam working pressures up to 150 lbs. Valves are fitted with hollow cool bakelite handles, indexed with diecast raised letters as to function of valve. All exterior parts are finished in polished nickel plate, except stand which is finished in baked enamel, and piping and fittings below body of sterilizer are of unpolished nickel. Interior of chamber is heavily tinned.

A410 Scanlon-Morris Pressure Water Sterilizers

Water sterilizers are of the pressure type, and consist of two reservoirs, one for hot sterile water and one for cold sterile water. Each reservoir is made of an oval-headed cold-drawn seamless brass shell having a concealed cast bronze bottom, accurately machined and securely bolted to a machined cast bronze ring over which the end of the shell is spun and securely sweated.

The capacity of each reservoir is measured below the upper gauge fitting. All connections to the shells are through bronze bushings securely attached and are sweated to the inner wall of the shell. All interior surfaces of each reservoir are heavily coated with pure block tin.

Each reservoir is equipped with an individual visible element water filter, with a separate water supply valve, a valve between the filter and the reservoir, and a bleeder line with removable screen inlet from filter to waste to prevent contamination of a sterile tank in case of a leaking water supply valve and is arranged for visual indication in the filter if bleeder should be obstructed. Each filter is equipped with a replaceable honey comb fibre filtering element, spring mounted, and easily replaced without use of special tools.

The cold water reservoir is equipped with a replaceable seamless copper cooling coil, I.P.S., fitted with a water supply valve, inlet restriction, and air break connection to waste. The two reservoirs have all interconnecting brass piping to permit connections to one set of supply risers. Air brake fittings are provided on all waste connections, and waste lines are brought to one point for a single connection to waste.

Each reservoir is equipped with a protected water gauge glass having top and bottom shut-off valves; a lever-handled bell-mouth quick-acting draw-off faucet; an adjustable top outlet safety valve; drain valve with air-break connection to waste; a dial type thermometer with a guaranteed accuracy within ½ of 1% of scale; and a Magath type device for sterilizing the water in the gauge glass at the same temperature as that in reservoir during sterilizing period and, in combination with this device, an air washer and scrubber for positively filtering and washing through distilled water any air entering the reservoir after sterilization.

If Steam Heated—each reservoir is equipped with a replaceable seamless copper, I.P.S. steam heating coil brazed to bronze bushings and attached to the cast bottom with gaskets and locknuts; a steam supply valve; an adjustable packless metal-to-metal seat steam control valve; and a thermostatic steam return trap with check valve. Inter-connecting brass piping is furnished with a steam strainer on the steam supply header for connection to a single set of supply risers.

If Gas Heated—each reservoir has a heavy brass central flue extending from the bottom of the reservoir through the center of the dome, and be equipped with a large heavy duty high efficiency radial gas burner, an automatic packless metal-to-metal seat gas control valve with an adjustable bypass and an air and gas mixing supply valve. Interconnecting piping for connection to one gas supply riser is included.

If Electrically Heated—each reservoir has a GE Calrod heavy duty immersion type copper sheathed heating unit, attached to the front of the reservoir, and easily removable for cleaning heating unit, or tank through heater opening. The capacity of the heating units on each reservoir shall be not less than the following: (230 v., or 250 v., as specified):

Size of Reservoir	Watt per Reservoir
10-gal.	6000 W.
15-gal.	7500 W.
25-gal.	12000 W.

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Each reservoir is equipped with mercury tube relay automatic pressure control unit for maintaining a constant pressure in the tank with a differential of not over 2 lbs.; Neon pilot lights with a normal life of not less than 3000 hours; automatic low water cutout. Electric sterilizers are approved and listed by the Underwriters' Laboratories and the Canadian Engineering Standards Association, Approvals Division, Toronto (as required). Equipment permits either single or three-phase connection as specified.

All piping is of seamless brass I.P.S. excepting waste piping which is of brass plumbers' tubing. Piping terminates at back of stand unless otherwise specified. Stand is of reinforced welded tubular steel construction with nickel plated brass adjustable floor plates. A formed polished sheet Monel shelf 9" wide is provided under the draw-off faucets.

Operating valves are of the genuine Jenkins diamond disc type with renewable disc and outside bonnets; bodies are of phosphor bronze with manganese bronze spindles and stuffing-box followers tested for steam working pressures up to 150 lbs. Valves are fitted with hollow-cool moulded Bakelite handles, indexed with diecast raised letters as to function of valve.

All exterior parts of the sterilizers above the stand are finished in highly polished heavy nickel plate; all parts below stand in white nickel; stand is aluminum Duco.

Scanlon-Morris Non-Pressure Type Boiling or Steaming Sterilizers (A434-A438 incl.)

The sterilizer is of the non-pressure type, with foot operated cover and tray rack, equipped for sterilization at atmospheric boiling point of water. Body of sterilizer is made of cold rolled polished copper or Monel metal, with rounded vertical corners formed with 1" radius, reinforced at the upper edge with heavy brass moulding to prevent warping and twisting, with securely interlocked and sweated bottom seams, and equipped with drain (having removable screen) and combination vent and overflow fittings.

The cover is dome shaped, formed of one piece of cold rolled polished sheet copper or Monel metal, reinforced at the edges to prevent twisting, equipped with an apron at the back for draining the condensation back into the sterilizer, and attached to the body of the sterilizer with heavy cast brass hinges extending to the center of the cover and rigidly attached to the body of the sterilizer so as to withstand all lifting strains. The body and cover has a minimum wall thickness of .043 copper and .037 monel metal.

The sterilizer is provided with a brass tray frame, mounted on bronze rollers, rolling in bronze roller guides securely attached to the inside of the body of the sterilizer and suspended from the cover hinges so as to be raised and lowered simultaneously with the cover by means of a foot operated pedal in combination with an equalizing cross shaft with lift rods at each end of the cover to prevent twisting of the cover. Pedal locks the cover open when fully raised, and when released, the cover and tray lower slowly and silently against a large adjustable oil check.

Trays are made of cold rolled Everdur or Monel metal, not less than .032" thick, having perforated bottoms, 2" sides reinforced at the top rim and interlocked and soldered to the bottom, and with cast brass lifting handles securely attached to the ends.

The sterilizer is equipped with a sanitary air break water fill fitting with a water supply valve and bleeder to waste to prevent water from a leaking supply valve from contaminating contents when sterile; a combination vent and overflow fitting with air break fitting for connection to waste; large waste drain valve; angle vent tube of 1½" OD brass plumber's tubing for connection to wall outlet vent line. All air break fittings

meet the strictest requirements of sanitary codes for preventing cross connections.

If steam heated, sterilizer is equipped with an I.P.S. seamless copper heating coil (350 lb. test), welded to bronze bushings attached to the bottom with gaskets and locknuts, and fitted with a steam supply valve, thermostatic steam return trap with check valve, and steam strainer with all brass piping ending at back of stand or valves.

If gas heated, sterilizer is equipped with high efficiency tubular gas burner, with combination adjustable hand shut off and air mixing supply valve.

If Electrically Heated—sterilizer has an immersion type copper sheathed heating unit, attached to the front of the sterilizer, completely accessible from the inside of the sterilizer for cleaning and from the front for replacement or servicing. Capacity of heating units are not less than the following:

Model No.	Size of Sterilizer	Watts
A434	20 x 10 x 9"	4500
A436	20 x 12 x 10"	6000
A437	36 x 12 x 10"	7500
A438	24 x 16 x 12"	9000

Electric equipment includes combination mercury tube low water protective cutout and manual control switch providing positive cutoff in case of low water with manual reset; two Neon pilot lights having a normal life of not less than 3000 hours.

Pressure valves are of the Jenkins diamond disc type with renewable discs and outside bonnets; bodies are of phosphorous bronze with manganese-bronze spindles and stuffing box followers tested for working pressures up to 150 lbs. All valves are fitted with hollow-cool moulded BALELITE handles, indexed with diecast raised letters as to function of valve. All piping is of seamless brass I.P.S. except piping for waste connections and vent which shall be 1½" plumber's tubing.

Sterilizer is mounted on a welded tubular steel floor stand fitted with brass adjustable floor shoes.

All exposed parts of the sterilizer except stand are finished in heavy polished nickel plate. Stand is finished in aluminum duco.

Inspection and Test

An inspection and test of these appliances was made by the Committee on Test at 155 East 23rd street on May 16, 1947. Present at the test were Commissioner E. W. Kleinert and Chief Engineer L. V. Huber of the Committee on Test, Chief Inspector O. Burke of the Department of Water Supply, Gas and Electricity, Dr. Steffen of the Department of Health and C. S. Brown and J. T. Evans. At this test certain recommendations were made and a further test made at same premises on December 10, 1947. Present at this test were Chief Engineer Huber and J. A. Darts, Engineering Division of the Committee on Test, Mr. Bradic and Dr. Steffens of the Department of Health and George Skaller, representing the applicant.

Recommendation

On the basis of these inspections and tests and the data filed the Committee on Test recommends the approval of the Scanlon-Morris A420 Pressure Autoclave, Scanlon-Morris A410 Pressure water Sterilizer and Scanlon-Morris A434, A436, A437, A438, A441, A442, A464 and A465 non-pressure type boiling and steaming sterilizer for use in New York City when installed in accordance with this report and with the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply and when electrically installed to

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comply with the requirements of the Department of Water Supply, Gas and Electricity provided that each appliance have a label permanently affixed reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 429-47-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

504-47-SA

APPLICANT—Richfield Manufacturing Corp., owner.

SUBJECT—Richfield Flame Control, approval of.

APPEARANCES—

For Applicant: George Bernhard.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (504-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 19, 1948.

Re: Cal. 504-47-SA

Subject: Richfield Flame Control, Approval of.

The Richfield Manufacturing Corp. of New York City filed on May 16, 1947 an application with the Board of Standards and Appeals for approval of the Richfield Flame Control under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This is a device designed to control air and oil delivery at the oil burner nozzle. It is intended for attachment to the nozzle of existing oil burners now installed. It consists of a metal tube with spacer fins to keep it centered in the blast tube; at the end of the tube is an air plug to control secondary air. The air comes in from the fan and passes between the fins. The electrode cables pass through this plug to the electrode assembly. The movement is controlled by a set screw. The device is set in the starting position and is manually adjusted to the volume of air desired by the installer.

Inspection and Test

The device was inspected and tested by the Committee on Test at 5 West 63d Street, New York City. Present at the test were Commissioner Chas. M. Blum and Chief Engineer Leslie V. Huber of the Board. The device functioned as designed.

Recommendation

On the basis of this inspection and test the Committee on Test recommends the approval of the Richfield Flame Control device for use in New York City on oil burner installations with fuel oil not heavier than #3 U. S. Dept. of Commerce standards and with installation not over 2 GPH, provided that the device bears a label permanently affixed, reading: "Approved by the Board

of Standards and Appeals for use in New York City under Cal. #504-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

594-47-SM

APPLICANT—Yonkers Concrete Products, Inc., owner.

SUBJECT—Yonkers Concrete Products, Inc., Concrete and Cinder Blocks, approval of.

APPEARANCES—

For Applicant: Paul L. Meyer.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (594-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 16, 1948.

Re: Cal. 594-47-SM

Subject: Yonkers Concrete Products, Inc., Concrete and Cinder Building Blocks, approval of.

Yonkers Concrete Products, Inc. of Ludlow St., Yonkers, N. Y. filed on May 29, 1947 an application with the Board of Standards and Appeals for approval of Yonkers Concrete Products, Inc. Concrete and Cinder Blocks under the provisions of C26-178.0,b and C26-309.0 of the Administrative Building Code.

Description

The blocks made are of various sizes and the mix consists of three parts sand, 4 parts grit, one part Hi-Early Cement for the Concrete Block and five parts cinders, 1 part Hi-Early Cement for the Cinder Blocks. A small percentage of calcium chloride is added to both mixes. Yonkers City water is used. Equipment consists of Fairbanks Morse Mixer and a Besser Vibrapac. Blocks are cured in steam kilns for 48 hours, then stored for 14 days under tarpaulin, then stacked in the open air.

Inspection and Test

The plant of the applicant at the foot of Ludlow St., Yonkers, N. Y. was inspected by the Committee on Test on October 3, 1947, and blocks were identified. Present were Commissioner Charles M. Blum and Chief Engineer L. V. Huber of the Committee on Test and Wm. Reinhardt and P. L. Meyers, representing the applicant. On November 7, 1947 compression and absorption tests were made by Columbia University, Dept. of Civil Engineering with the following results:

Concrete Block 8" x 8" x 18", average compressive strength, five specimens, 1780 p.s.i., absorption, 4.8%.

Concrete Block 8" x 12" x 18", average compressive strength, 5 specimens, 880 p.s.i., absorption, 6.6%.

Cinder Block 8" x 12" x 18", average compressive strength, 5 specimens, 742 p.s.i., absorption, 14.8%.

Recommendations

On the basis of the foregoing data, the Committee on Test recommends the approval of Yonkers Concrete

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Products, Inc. Concrete and Cinder Block. Concrete Block, sizes 8" x 8" x 18" and 8" x 12" x 18". Cinder Blocks, sizes 8" x 12" x 18", when manufactured as herein set forth at the applicant's plant pursuant to C26-191.0 for use under C26-309 and the Rules of the Board of Standards and Appeals for use in load bearing and non load-bearing masonry as provided in Sub. Art. 4 or Art. 8, Chapter 26 of the Administrative Building Code. The approval is recommended on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1.8.2, and 8.4
4. That Rule 8.5 be complied with.
5. That nine copies of drawing showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board and accepted before the approval becomes effective.
6. That quarterly test reports of compression for not less than three representative samples of each size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

941-47-SM

APPLICANT—Philadelphia Textile Finishers, Inc., owner.
SUBJECT—Flamefoil Awning Striped Canvas, approval of.
APPEARANCES—

For Applicant: M. T. Hession.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (941-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 16, 1948.

Re: Cal. 941-47-SM

Subject: Flamefoil Awning Striped Canvas, approval of.

Philadelphia Textile Finishers, Inc., of Norristown, Pa., filed October 15, 1947 an application with the Board of Standards and Appeals for approval of Flamefoil Awning Striped Canvas under the provisions of C19-161.0 Administrative Code and C26-721.0.b of the Administrative Building Code and the Rules for Test of Flame Resistive, Flameproof Materials, etc., adopted under Cal. No. 294-40-SR.

Description

This canvas is processed, by impregnation at the mill and sold in its completed form.

The material consists of a base fabric, cotton, which is flame-proofed with a mixture of antimony oxide, stabilizers, chlorinated resin and coloring pigments. The base fabric is then striped with a vinyl-type compound which is in itself incombustible.

Inspection and Test

The Awning Canvas identified as Flamefoil Awning Striped Canvas was flame tested January 28, 1948 at the Better Fabrics Testing Bureau in the presence of Mr. J. A. Darts, Engineering Division, Committee on Test, Mr. I. L. Phillips representing the applicant and Mr. W. H. Masterson of the Laboratory.

The test was made in accordance with the methods of the Board for determination of fire resistance of materials. Tests were made on two samples, #1 Red and White, #2 Green. Results were as follows:

	Flashing	Flaming	Glow Outside of Char	Glow In Char
#1				
Length				
A	None	None	None	28 seconds
B	"	"	"	78 seconds
C	"	"	"	35 seconds
Width				
A	None	None	None	20 seconds
B	"	"	"	20 seconds
C	"	"	"	21 seconds
#2				
Length				
A	None	None	None	48 seconds
B	"	"	"	21 seconds
C	"	"	"	32 seconds
Width				
A	None	None	None	28 seconds
B	"	"	"	39 seconds
C	"	"	"	25 seconds

As all the glow was confined to within the charred area it may be disregarded, per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing data the Committee on Test concludes that Flamefoil Awning Striped Canvas possesses inherent flame proof properties and accordingly recommends approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive Flameproof Materials, etc., adopted by the Board under Cal. #294-40-SR.

The Committee further recommends that each wrap per or container in which Flamefoil Awning Striped Canvas is marketed by the Philadelphia Textile Finishers, Inc., shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 941-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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942-47-SM

APPLICANT—Philadelphia Textile Finishers, Inc., owner.
SUBJECT—Flamefoil Fabrix, approval of.

APPEARANCES—

For Applicant: M. T. Hession.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (942-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 19, 1948.

Re: Cal. 942-47-SM.

Subject: Flamefoil Fabrix, approval of.

Philadelphia Textile Finishers, Inc. of Norristown, Pa. filed, October 5, 1947, an application with the Board of Standards and Appeals for approval of Flamefoil Fabrix under the provisions of C19-161.0 Administrative Code and C26-721.0.b of the Administrative Building Code and the Rules for Test of Flame Resistive, Flameproof Materials, etc., adopted under Cal. No. 294-40-SR.

Description

The material is processed by impregnation at the mill and is sold only in its completed form. The base fabric, which is claimed to be all weights and widths of cotton fabric, may be treated either before or after dyeing or printing as a drapery or an upholstery material. The treatment is a mixture of Antimony Oxide, stabilizers and chlorinated resins.

Inspection and Tests

Four samples of material were submitted for inspection and tests. They were identified as follows:

1. Medium Weight Cotton Print Drapery Cloth
2. Light Weight Cotton (Jean Cloth)
3. Medium Weight Cotton Drill
4. Heavy Weight Cotton Drapery Fabric (Monks Cloth)

The samples were inspected and tested January 28, 1948 at the Better Fabrics Testing Bureau in the presence of Mr. J. A. Darts, Engineering Division, Committee on Test; Mr. I. L. Phillips representing the applicant and Mr. W. H. Masterson of the Laboratory.

The Tests were made in accordance with the methods of the Board for determination of fire resistance of materials. Results of tests were as follows:

#1	Flashing	Flaming	Glow Outside Char	Glow In Char
Length				
A	None	None	None	63 seconds
B	"	"	"	58 seconds
C	"	"	"	68 seconds
Width				
A	None	None	None	131 seconds
B	"	"	"	275 seconds
C	"	"	"	223 seconds
#2				
Length				
A	None	None	None	14 seconds
B	"	"	"	13 seconds
C	"	"	"	13 seconds
Width				
A	None	None	None	16 seconds
B	"	"	"	16 seconds
C	"	"	"	14 seconds

#3
Length

A	None	None	None	33 seconds
B	"	"	"	55 seconds
C	"	"	"	25 seconds

Width

A	None	None	None	24 seconds
B	"	"	"	46 seconds
C	"	"	"	25 seconds

#4
Length

A	None	None	None	106 seconds
B	"	"	"	168 seconds
C	"	"	"	180 seconds

Width

A	None	None	None	108 seconds
B	"	"	"	148 seconds
C	"	"	"	118 seconds

As all the glow, on all four samples, was confined to within the charred area it may be disregarded per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 290-40-SR.

Recommendation

On the basis of the foregoing data the Committee on Test concludes that Flamefoil Fabrix possesses inherent flameproof properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive, Flameproof materials, etc., adopted by the Board under Cal. 294-40-SR.

The Committee further recommends that each wrapper or container in which Flamefoil Fabrix is marketed by the Philadelphia Textile Finishers shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 942-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.
Engineering Division.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

943-47-SM

APPLICANT—Philadelphia Textile Finishers, Inc., owner.
SUBJECT—Flamefoil Beauvan, approval of.

APPEARANCES—

For Applicant: M. T. Hession.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (943-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 19, 1948.

Re: Cal. 943-47-SM.

Subject: Flamefoil Beauvan, approval of.

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Philadelphia Textile Finishers, Inc. of Norristown, Pa., filed October 15, 1947, an application with the Board of Standards and Appeals for approval of Flamefoil Beauvan under the provisions of C19-161.0 Administrative Code and C26-721.0.b of the Administrative Building Code and the Rules for Test of Flame Resistive, Flame proofing materials, etc., adopted under Cal. 294-40-SR.

Description

The material is a plastic coated decorative or upholstery fabric. It consists of a non inflammable vinyl coated fabric on a cotton fabric base which has been flame proofed with a mixture of antimony oxide, stabilizers and a chlorinated resin. The entire procedure is carried out at the mill and only the finished fabric is sold.

Inspection and Test

One sample of Flamefoil Beauvan was inspected and tested, January 28, 1948 at the Better Fabrics Testing Bureau; present at the test were Mr. J. A. Darts, Engineering Division, Committee on Tests. Mr. I. L. Phillips representing the applicant and Mr. W. H. Masterson of the Laboratory.

The tests were made in accordance with the methods of the Board for determination of fire resistance of materials. Result of the test was as follows:

Length	Flashing	Flaming	Glow Outside	Glow
			Char	In Char
A	none	none	none	65 seconds
B	none	none	none	64 seconds
C	none	none	none	61 seconds
Width				
A	none	none	none	59 seconds
B	none	none	none	70 seconds
C	none	none	none	93 seconds

As all the glow was confined to within the charred area it may be disregarded per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing data the Committee on Test concludes the Flamefoil Beauvan possesses inherent flame proof properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive, Flameproof materials etc. adopted by the Board under Cal. 294-40-SR.

The Committee further recommends that each wrapper or container in which Flamefoil Beauvan is marketed by the Philadelphia Textile Finishers shall be labelled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 943-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

944-47-SM

APPLICANT—Philadelphia Textile Finishers, Inc., owner.
SUBJECT—Phil-Pro-Tex 101, approval of.

APPEARANCES—

For Applicant: M. T. Hession.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (944-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 19, 1948.

Re: Cal. 944-47-SM.

Subject: Phil-Pro-Tex 101, approval of.

Philadelphia Textile Finishers, Inc., of Norristown, Pa., filed, October 15, 1947, an application with the Board of Standards and Appeals for approval of Phil-Pro-Tex 101, a flameproofing compound, under the provisions of C26-191.0 and C26-721.0.b, Administrative Building Code and the Rules for Test of Flame Resistive, Flame Proof materials, etc., adopted under Cal. No. 294-40-SR.

Description

Phil-Pro-Tex 101 is a water soluble salt, substantially di-ammonium phosphate which is to be used "on the job" on cotton, linen, viscose rayons and blends of the above mentioned fibers. The proportions of mix are 1¼ lbs. of Phil-Pro-Tex 101 to 1 gallon of water. The fabrics to be flame proofed may be either dipped, sprayed or any means may be used that will completely wet the fabric to be flame proofed.

Inspection and Test

Four samples of material were treated with a solution of Phil-Pro-Tex 101. These samples were dipped in a solution of 1¼ lbs. Phil-Pro-Tex 101 to 1 gallon of water.

These four samples were identified as follows:

1. White Linen
2. Cotton and Viscose Type Rayon Drapery
3. Viscose Type Rayon Drapery
4. Cotton Duck.

These samples were inspected and tested January 28th, 1948 at the Better Fabrics Testing Bureau in the presence of J. A. Darts, Engr. Division, Committee on Test, Mr. L. Phillips representing the applicant and Mr. W. H. Masterson of the Laboratory.

The tests were made in accordance with the methods of the Board for determination of fire resistance of materials. Result of tests was as follows:

There was no Flashing, Flaming or Glow either inside or outside the charred area.

Recommendation

On the basis of the foregoing data and test the Committee on Test concludes that Phil-Pro-Tex 101 possesses inherent flame proofing properties when applied to the materials listed and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Test of Fire Resistive, Flameproof materials, etc., adopted by the Board under Cal. 294-40-SR.

The Committee further recommends that each container in which Phil-Pro-Tex 101 is marketed by the Philadelphia Textile Finishers shall be labeled or marked,

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"Approved by the Board of Standards and Appeals for use in New York City under Cal. 944-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

1028-47-SA

APPLICANT—General Electric Company, owner.

SUBJECT—General Electric Automatic Washer, Model 1AW6A3, approval of.

APPEARANCES—

For Applicant: Robert D. Graham.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1028-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 19, 1948.

Re: Cal. 1028-47-SA.

Subject: General Electric Automatic Washer, model 1AW6A3 approval of:

R. D. Graham Home Laundry Equipment Division, General Electric Co. of Bridgeport, Conn., filed November 26, 1947, an application with the Board of Standards and Appeals for the approval of an appliance known as the General Electric Automatic Washer under the requirements of C26-178.0 and C26-1277.0.h as meeting the Anti Siphonage and Drainage requirements of the Administrative Building Code and the Rules of the Board.

Description

The General Electric Automatic Washer model 1AW6A3 is designed for connection to a plumbing system and adjacent to a drain outlet. The clothes are washed in Hot or Medium Water and rinsed in warm water. The washing water has a horizontal feed and the rinsing water has a vertical feed. The fill tube for the wash water runs up the rear of the appliance and bends at a 90° bend into a nozzle. The water is then jetted through a 2" Horizontal air Gap into a second nozzle that is an integral part of the tub. There is a baffle that is joined to the tub and extends outward towards the air gap described in the horizontal feed, this baffle extends downward, 1" beyond the lower edge of the vertical, or rinsing feed and extend to within 1" of the fill tube therefore there is a 2" Vertical air gap in the warm or rinse line.

The Baffle mentioned above is so angled that any over flow through the 2" Horizontal Air gap will flow down the baffle, on the opposite side from the vertical or rinse line, and enter into the tube leading into the tub from a vertical position.

Inspection and Test

Tests were performed on applicants model 1AW6A3 at the Laboratory Facilities Dept. of Water Supply Gas and Electricity, 30 Vanderwater St., N. Y. C., on January 7, 1948. Present at the test were the following:

Commissioner C. M. Blum, Commissioner E. W. Kleinert and J. A. Darts, Engineering Division of the Committee on Test. Messrs. O. J. Burke and J. McCormack of the Dept. of Water Supply, Gas and Electricity, Messrs. R. D. Graham, J. W. Yartz and T. T. Woodson of the General Electric Co. The machine was subjected to a full wash routine with a soap dosage of 2¼ times normal requirements. This created an abnormal soap head condition which could possibly reduce the air gap between the water supply and the over flow level. There was a slight trickle of soap suds down the baffle but they were dissipated by the action of the vertical feed of water so that at no time did the abnormal soap head cut down the vertical or horizontal air gap. The test clearly demonstrated that the General Electric Automatic Washer when so baffled conforms to the Submerged Inlet Rules of the Board.

Recommendation

On the basis of the foregoing test and data the Committee on Test recommends the approval of General Electric Automatic Washer model 1AW6A3 under C26-191.0 as meeting the requirements of the submerged inlet rules adopted by the Board of Standards and Appeals on Feb. 3, 1937 and as amended Dec. 28, 1942 and as meeting the requirements of C26-1277.0.h when connected for the individual unit.

Nothing in this recommendation shall be deemed to permit the use of the appliance in battery connections.

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under Cal. 1028-47-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

40-48-SM

APPLICANT—F. Schumacher & Co., owner.

SUBJECT—F. Schumacher & Co. Nylon Woven Fabrics (flame proofed fabrics) approval of.

APPEARANCES—

For Applicant: R. Curt Hasenclever.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (40-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 26, 1948.

Re: Cal. 40-48-SM.

Subject: F. Schumacher & Co. Nylon Woven Fabrics, approval of.

The F. Schumacher & Co. of 60 West 40th street, New York City, filed on January 16, 1948, an application with the Board of Standards and Appeals for approval of F. Schumacher & Co.'s Nylon Woven Fabrics, under the provisions of C19-161 of the Administrative Code and the Rules of the Board of Standards and Appeals on Tests of Fire-Resistive, Flameproof Materials, etc., adopted under Cal. 294-40-SR.

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Description

F. Schumacher & Co.'s Nylon Woven Fabrics are made of spun and continuous filament nylon yarn. Nylon contains atoms of hydrogen, carbon, nitrogen and oxygen, all of which are extractable from coal, air and water. The individual filaments of nylon yarn are cylindrical, smooth and uniform in size. They are twisted into a yarn with or without a water removable "size" or oil. This "size" binds the filaments of yarn together during the knitting and weaving and is removed when the fabric is finished.

In its basic form nylon will melt at a temperature of approximately 480° F. The melt will drop off the fabric and harden.

Pigments and dyes may possibly cause the flame to propagate along the fibre. The presence of antimony-oxide on nylon increases its tendency to burn. The molten drops of nylon are thickened and instead of dropping off, the viscosity causes the drops to cling to the fibres, additional material melts and is ignited, thereby propagating the flame.

Inspection and Test

F. Schumacher & Co.'s Nylon Woven Fabric was flame-tested at the Better Fabrics Testing Bureau Laboratory on January 16, 1948. Tests were made on three samples of this material, as follows:

Sample 1.	Damask—all nylon—color red	—quality 1930
" 2.	Satin—" " " green	" 2527
" 3.	Twill—" " " putty	" 3100

Six tests were submitted on each sample, 3 in the lengthwise and 3 widthwise. Results were as follows:

	Flashing	Flame	Glow
Sample 1.	None	None	None
" 2.	"	"	"
" 3.	"	"	"

All the samples melted or fused when contacted with open flame, but showed no flashing, flaming or glowing and did not support combustion.

Recommendation

On the basis of the foregoing test, the Committee on Test concludes that F. Schumacher & Co.'s Nylon Woven Fabrics possess inherent flameproof properties and accordingly recommend the approval of this material.

Test for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Rules for Test of Fire-Resistive Flameproof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 294-40-SR.

The Committee further recommends that each bolt of F. Schumacher & Co.'s Nylon Woven Fabric be tagged or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 40-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 1:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 16, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

488-47-A

APPLICANT—Lama and Proskauer, for Cushman Sons, Inc., owner.

SUBJECT—Appeal reopened January 13, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (1st floor); (Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (488-47-A)

WHEREAS, this appeal affecting premises 518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue, (Block 1483, Lot 38), Borough of Manhattan, was granted by the Board on July 22, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal for the purpose of amending the resolution so as to eliminate the requirement for a sprinkler system called for in the resolution; and

WHEREAS, this appeal was reopened by vote of Board on January 13, 1948; and

WHEREAS, the applicant contends that the sprinkler system called for in the resolution adopted July 22, 1947 was based on an incorrect statement made at the hearing and in the appeal form filed with the Board that the sprinkler system was installed; that in lieu of the sprinkler system it is proposed to separate the garage from the balance of the building by fireproofed partitions and fireproofed roll-up type steel doors, as indicated on amended plans filed with the Board with Cal. No. 487-47-BZ; that there is a stand-pipe system in all stairhalls; that the entire garage area is fireproof with the exception of a small portion at the westerly part of the building of the proposed garage; that the ceiling will be fire-retarded with ½ in. plaster board pointed and covered with 26 gauge metal.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 22, 1947, so that as amended the resolution shall read:

"Granted as to objection 3 of the decision of the borough superintendent, dated April 24, 1947, acting on amendment to Alt. Applic. 310-47, on condition that the building shall be fireproof throughout as shown on plans filed with this appeal marked 'received May 9, 1947,' 6 sheets, except a small portion as described, which shall be protected by installing a fire retarded ceiling covered with 26 gauge metal as indicated on revised plans marked 'Received March 15, 1948'; that the floor load shall be at least 120 lbs. per superficial foot; that the motor vehicles stored within the premises as permitted under Cal. No. 487-47-BZ, shall not exceed 4,000 lbs. each and shall be stored solely within the northerly portion of the 1st floor as indicated on revised plan marked 'Received March 15, 1948,' provided that the fireproof partitions are constructed as

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thereon shown with openings protected with approved rolling steel doors; that no automobiles shall be permitted to enter beyond these doors toward the south; and withdrawn as to objection 5, as to ventilation to comply with the requirements therefor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 487-47-BZ, as amended this day."

909-47-A

APPLICANT—Lama and Proskauer, for Louis Natale, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1973-1977 Coney Island avenue, west side, 280 ft. south of Avenue P (1st floor); (Block 6774, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis A. McGrath.

For Opposition: Bernard Rogers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

THE RESOLUTION (909-47-A)

WHEREAS, Lama and Proskauer, for Louis Natale, owner, filed September 9, 1947, an appeal from a decision of the borough superintendent, affecting premises 1973-1977 Coney Island avenue, east side, 280 feet south of Avenue P (1st floor); (Block 6774 Lot 65), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated September 3, 1947, on Alt. Applications 2229, 2230 and 2259 of 1946 reads:

"1. The amended occupancy as submitted within a Business use dist. contrary to Art. II, Sec. 4a para. 31 Zone Resolution."

and

WHEREAS, the applicant states the building is two stories, 24 feet in height, 60 by 100 feet in area, irregular at 1st floor, 60 by 64 feet in area at 2nd floor, of Class 3 construction, erected in 1924, located in a business use, C area, Class 1 1/4 height district, for which no certificate of occupancy has been issued; that the building is used and occupied as follows: Cellar, ordinary; 1st floor sale, repairing, manufacture and storage of furniture, 5 persons; 2nd floor, 6 families; that no change in use or occupancy is proposed; that the building is equipped with one 2 ft. 8 in. wide wood stairs, enclosed in partitions constructed of wood and plaster, equipped with wood doors, which are not self-closing; that stairhall leads directly to street and a ladder and scuttle to roof is provided; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrate's Court on charge of violation of Section C26-207.0 of the Administrative Code; and

WHEREAS, the applicant states that the rear extension which measures approximately 36 by 36 feet in area was built under Permit Alt. No. 2239 and 2230-46, which called for Sale, Repair and Storage of furniture; that this appeal is filed for the purpose of interpretation as to whether or not the use of these premises is contrary to Article 2, Sect. 4a, paragraph 31 of the zoning resolution; that the owners are engaged in the manufacture and repair of furniture and all the equipment used on these premises is accessory to these particular uses; that the accessory equipment is as follows (as shown on plans filed herewith):

a. Carpenters bench.

b. Portable joiner 1/2 h.p.

c. Carpenters bench and emery wheel 1/2 h.p.

d. Shaper 2 h.p.

e. Shaper 3 h.p.

f. Planer 3 h.p.

g. Table saw 1 h.p.

h. Bandsaw 1/2 h.p.

i. Joiner 3 h.p.

k. Table saw 3 h.p.

l. Band saw 3 h.p.

m. Bore (drill press) 3/4 h.p.

n. Table saw 2 h.p.

and

WHEREAS, the applicant contends that a Saw Mill as defined in the dictionary reads: "A mill where logs are sawed into lumber;" that this is not done on these premises; that all the lumber delivered is finished lumber; that all that is done to this lumber is the shaping for its particular use; that this use is not a planing mill or lumber yard; that the premises do have several saws and do planing which is done in conjunction with the manufacturing and repairing of furniture; that manufacturing in a business zone is a permitted use; that many of these uses exist throughout the city; that every manufacturer handling wood has saws and planers and would therefore, under the interpretation of the Dept. of Housing and Buildings, be classified as Saw Mills or Planing Mills; that it is the contention of the owner this was not the intent of the Zoning Resolution; and

WHEREAS, the report of a committee reads as follows:

REPORT OF COMMITTEE

March 12, 1948

Re: Cal. 909-47-A

Premises 1973-1977 Coney Island Avenue, Brooklyn.

The petitioner on January 13, 1947, filed an application—Cal. No. 36-47-BZ, under section 7e of the Zoning Resolution, to permit in a business use district the use of motor-driven tools and saws for the manufacturing, shaping, cutting and assembly of furniture at the premises 1973-1977 Coney Island avenue, which are the same premises now the subject of an appeal—Cal. No. 909-47-A, in which the same owner seeks an interpretation as to whether or not the use of the premises is contrary to Article 2, Sect. 4a, par. 31 of the Zoning Resolution. The Board denied the B.Z. Application and upheld the decision of the Borough Superintendent, dated January 3, 1947—that the amended occupancy as submitted, within a business district was (1) contrary to Art. II, Sect. 4a, par. 31 of the Zoning Resolution; (2) proposed occupancy—furniture, manufacturing, shaping, cutting and assembly on 1st floor within business district, is contrary to Art. II, Sect. 4b of the Zoning Resolution.

This decision of the Board, rendered after public notice and hearing and after the applicant mailed notice to all property owners within a prescribed distance of the proposed use. Now, long after the time for applicant to appeal from the Building Zone decision of the Board has expired, the applicant seeks an interpretation in an appeal as to whether or not the use of these premises is contrary to Art. II, Sect. 4a, par. 31 of the Zoning Resolution. No interpretation is sought of Art. II, Sect. 4b of the Zoning Resolution, which the Borough Superintendent held on January 3, 1947, was violated by the proposed occupancy of the applicant. This omission is significant because even if the interpretation sought by the applicant were favorable under section 4a, the proposed use might nevertheless be noxious or offensive by reason of the emission of odor, dirt, smoke, gas or noise and, therefore, contrary to Sect. 4b. These issues were before the Board in Cal. No. 36-47-BZ and resolved against the applicant.

So far as the interpretation sought under Art. II, Sect. 4a, par. 31 is concerned, the applicant's proposed use contemplates the installation and use of certain sawing and milling equipment, which is in plain viola-

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tion of the aforesaid provision of the Zoning Resolution. The power-driven machines, which the applicant uses on its premises, are not essentially different from the machines which were held to be in violation of Section IV, subdiv. 53 of the Zoning Resolution of the Village of Garden City. That holding of the Zoning Board of Garden City was upheld by the Court of Appeals (MATTER OF EARL A. GILLESPIE, INC. vs. THE BOARD OF ZONING APPEALS OF THE VILLAGE OF GARDEN CITY, 258 N.Y. 535.) With that decision we are in full accord. The zone involved in the Garden City case was an industrial zone. The applicant here seeks in a business, adjoining a residence zone, approval of a plant containing table saws 1, 2 and 3 h.p. and a planer of 3 h.p. in addition to other equipment, the use of which is prohibited under Art. II, Sect. 4a, subdiv. 31 of the Zoning Resolution.

At the hearing, the owner stated that there was a swing saw on the premises but was not being used. A recent inspection indicates that a swing saw is in use in the cellar of the building at 1977 Coney Island Avenue, a part of the premises also used for storage of lumber.

The Committee recommends that the appeal be denied.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,
Dissenting,

TIMOTHY P. GUINEE,
Deputy Chief, Fire Dept.

Resolved, that the decision of the borough superintendent, acting on Alt. Applications 2229, 2230 and 2259-46, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

72-48-A

APPLICANT—Andrew Kiefer, for Bush Terminal Building Co., owner (Beech-Nut Packing Company, lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner (4th floor, Building 19); (Block 706, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Kiefer and John F. Russell.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (72-48-A)

WHEREAS, Andrew Kiefer for Bush Terminal Buildings Company, owner, Beech-Nut Packing Company, lessee, filed January 7, 1947, an appeal from a decision of the fire commissioner affecting premises 132-184 39th street (146-168 displayed) and 3902-3924 2nd avenue, southwest corner (Block 706, Lot 1), (Bush Terminal Building No. 19, 4th floor), Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner dated December 10, 1947, reads:

"In response to your recent communication wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory

provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015, Municipal Building, Manhattan."

and

WHEREAS, the applicant states the building is eight stories, 108 ft. in height; 230 ft. by 440 ft. in area, of Class 1 construction; erected 1912; located in an unrestricted use A area, Class 2 height district and used and occupied since 1912—1st floor, manufacturing chewing gum and warehousing, 100 persons; 2nd floor, storage of chewing gum, coffee, food products and office, 50 persons; 3rd floor, warehousing, chewing gum, coffee, food products, 50 persons; 4th floor, maintenance division and storage of boxed foods, 100 persons; 5th floor, storage of 5 and 10 cent store merchandise; 70 persons; 6th floor, manufacturing chewing gum, 260 persons; 7th floor, manufacturing chewing gum and coffee, 50 persons; 8th floor, warehousing and manufacturing chewing gum and coffee, 40 persons; and proposed to be used and occupied—1st, 2nd and 3rd floors, same; 4th floor, cafeteria, storage and maintenance 150 persons; 5th, 6th, 7th and 8th stories, no change; that the building is equipped with a two source sprinkler system throughout, an approved standpipe system and an interior fire alarm system; that there are five fireproof stairs from roof to street and two fire escapes extending to roof by ladder and to grade by stair with egress to street through private right of way; that window and door openings on the course of the fire escapes are fireproof self-closing; and

WHEREAS, the applicant contends that this is an application to permit smoking in the cafeteria on the fourth floor as indicated on plans filed with this appeal; that the entire building is fireproof and that the construction of the cafeteria is fireproof; that all furniture and utensils in the cafeteria are fireproof; that fireproof receptacles will be provided for the deposit of smokers' waste; that the area will be supervised during the smoking period and before the cafeteria is closed for the day; that the hours of use of the cafeteria will be from 10 A. M. to 3 P. M.; that the permission to smoke, if granted, will enable the tenants to supervise smoking and thus eliminate surreptitious smoking which is going on at the present time.

Resolved, that the decision of the fire commissioner dated December 10, 1947, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no smoking shall be permitted throughout the premises occupied by the Beechnut Packing Company, except the area on the fourth floor, as proposed and as indicated on plans filed with this appeal marked "Received January 7, 1948," 2 sheets, on condition that between columns 4B13, 14, 21 and 22, there shall be constructed a vestibule with doors so as to give access to the stairs toward the south; that signs shall be posted within this area where smoking is proposed to be carried on as may be required by the fire commissioner; that such receptacles for smokers refuse shall be installed and maintained as the fire commissioner shall require; that the sprinkler system shall be maintained in accordance with the requirements therefor as well as the standpipe and fire alarm system; that this variance shall continue only so long as the conditions set forth are maintained and the spaces are occupied as proposed.

73-48-A

APPLICANT—Voorhees, Walker, Foley & Smith, for R. H. Macy & Co., Inc., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1007-1009 Flatbush avenue, northeast corner of Tilden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee..... 3
Negative: Commissinoer Kleinert 1

THE RESOLUTION (73-48-A)

WHEREAS, Voorhees Walker Foley & Smith, for R. H. Macy & Co., Inc., owner, filed January 28, 1948, an appeal from a decision of the borough superintendent, affecting premises 1007-1009 Flatbush avenue, northeast corner of Elden avenue (Block 5126, Lots 2 and 91), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1948, on N. B. Applic. 504-46, reads:

"1. Escalators to be enclosed as per Sect. 10.5.1. B.C.";

and

WHEREAS, the applicant states the proposed building will be two stories, 39 ft. 2½ in. in height; 262 ft. by 219 ft. 6 in. in area at 1st floor; 262 ft. by 170 ft. in area at 2nd floor; Class 1 construction; located on a lot in a business and unrestricted use, C area, Class 1¼ height districts; used and occupied: Cellar, toilets, locker rooms, hospital, boiler and fuel rooms, sales space, storage and soda bar, 1,403 persons; 1st floor, sales space, 1,152 persons; 2nd floor, same, 1,158 persons; that the building will be equipped with a two-source sprinkler system standpipe and approved interior alarm systems and regular fire drills will be maintained; that there will be three 7 ft. 5 in. wide fireproof stairs and one 5 ft. 8 in. wide steel stairs enclosed in 6 in. terra cotta, equipped with fireproof, self-closing doors, leading directly to street; that three of these stairs will lead to roof bulkhead and a ladder and scuttle will be provided to roof; and

WHEREAS, the applicant states it is proposed to install escalators which are not required exits between the cellar and the second story; that the escalator walls at 2nd floor will be protected with steel frame balustrades, finished with plaster on both sides and that the well opening at 2nd floor will be protected with horizontal rolling steel shutters at the top of the balustrades, and that the horizontal shutter will be manually operated by means of chains; that the well opening at the cellar and first floor ceilings will be protected by baffle 2 feet deep below the general ceiling level around which will be provided a sprinkler curtain with heads 4 feet on centers; that automatic electrically operated devices will be installed to stop operation of the escalators upon the closing of the shutters; that it is proposed to install a gong in the cellar, 1st and 2nd floors with a push button at escalator for use in emergency; that regular fire drills will be maintained for the safety of occupants in the store and certain individuals trained in the operation of the fire shutters; and

WHEREAS, the applicant contends that the buildings will be of Class 1 construction, equipped with four stairways, three of which extend to roof with bulkheads and requests in view of the fact the proposed escalators will not be considered as a means of exit and will be installed as indicated on plans filed with this appeal, that the appeal be granted.

Resolved, that the decision of the borough superintendent acting on N. B. Applic. 504-46, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the broad stair to the cellar and the escalators shall be protected as hereinafter stated; that between the stair to the cellar and the escalator to the second floor there shall be constructed a fireproof partition consisting of concrete blocks not less than 6 in. in thickness plastered on two sides continuously from cellar floor to the railing of the escalator to the second floor; that around the stair to the cellar and around all escalators there shall be installed a baffle constructed of metal or wire lath and plaster for a depth from the ceiling of not less than 2 ft.; that outside of such baffles there shall be maintained a sprinkler curtain with heads not nearer than 1 ft. to such baffle and spaced

not more than 4 ft. on centers; that such sprinkler curtain shall be in addition to the sprinkler system throughout the building; that sprinkler heads shall be protected by a metal reflector where necessary to prevent water cooling; that there shall be no roller shutter installed as proposed on the stair into the cellar but there shall be a roller shutter at the top of each opening of the escalator arranged so as to be readily operated by hand by means of a chain permanently secured by heavy ring to the bottom rail of the shutter and supported on hook brackets so as to be at all times readily available; that this chain shall weigh not less than ¼ lb. per running ft.; that on all shutters directly above the bottom rail there shall be painted in red letters not less than 3 in. in height the words "close shutter to floor" with an arrow pointing downwardly; that a gong shall be installed at each escalator run, operated by means of push buttons located centrally, two to a floor, the pushing of any such button to ring gongs on all floors as a signal to close escalator curtains; that instructions to all superintendents and section managers shall include, in addition to general instruction as to use of fire extinguishing equipment and exits in case of fire, instruction and monthly fire drill as to enclosing escalator shaft curtains so that the responsibility at all times will be fixed on attendants on each floor to the end that curtains are immediately closed upon the sounding of the gong signal; that the closing of all curtains shall automatically stop all escalators; that this variance is granted only so long as the building is occupied as proposed as Macy's Department Store and only so long as the requirements of this resolution are maintained and the building otherwise complies with all laws, rules and regulations in all other respects and the sprinkler system is maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that such work shall be installed substantially as proposed and as indicated on revised plan marked "Received March 10, 1948" and previously filed plans showing the first floor and location of stairs marked "Received January 28, 1948," seven sheets where not inconsistent with revised plan marked "Received March 10, 1948."

112-48-A

APPLICANT—Samuel Rosenblum, for Downtown Manufacturers Building, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—163 Front street, south side, 32 ft. 6 in. east of Fletcher street and 34-40 Fletcher street (Block 72, Lots 11-13), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (112-48-A)

WHEREAS, Samuel Rosenblum for Downtown Manufacturers Building, Inc., owner, filed February 3, 1948, an appeal from an order and decision of the fire commissioner affecting premises 163 Front street, south side, 32 ft. 6 in. east of Fletcher street and 34-40 Fletcher street (Block 72, Lots 11 and 13), Borough of Manhattan; and

WHEREAS, Order 44377-LF, issued by the fire commissioner September 19, 1947, reads:

"1. Replace the plain glass in the steel sash and frame exposure windows with wire glass, on the north, south, east sides of the building. Sec. 491A.2.2. Adm. Code."

and

WHEREAS, the decision of the fire commissioner dated January 28, 1948, reads:

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"In reply to your request for reconsideration on Order #44377-LF, you are advised that the metal windows in question are exposures to adjoining buildings and the several plain glass panels must be replaced with wire glass, and your request is denied."

and

WHEREAS, the applicant states that the building is 10 stories, 112 ft. in height; 25 ft. 5½ in. and 68 ft. 2¾ in. front by 92 ft. 11 in. and 62 ft. irregular in depth; of Class 1 construction; erected 1914; located in an unrestricted use A area, Class 2½ height district, and used and occupied since erection—cellar, boiler room and storage, 6 persons; 1st floor, storage, 10 persons; 2nd to 10th floors, printing and linotyping with a maximum occupancy of 27 persons per floor; that the building is equipped with an approved stand pipe system, interior fire alarm system and regular monthly fire drills are maintained; that two interior stairs, 3 ft. 8 in. and 2 ft. 6 in. wide respectively, of iron with cement treads, enclosed in t.c. equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape at center court leading to roof by a ladder and to court yard by ladder, with egress to adjoining premises to the north; that there is no safe egress from roof; and

WHEREAS, the applicant contends that the building is L-shaped of fireproof construction, equipped with two fireproof enclosed stairways and a standpipe system; that the occupancy of each floor is small; that all windows in the exterior walls have steel frames and sash and in the majority of cases the upper lights are equipped with wire glass and the lower lights are double thick plain glass; that the building projects in such a manner that there are no hazardous exposures; that to the west there is a one story brick bank building and to the east a five story warehouse with no skylights; that to the rear at the Fletcher street end there is a considerable distance from the adjoining building which is an 8 story brick factory equipped with iron shutters; that to the south the Fletcher street building projects above the roof of a five story building which continues to South street so that on a horizontal line there is a distance of about 77 ft.; that in view of the fact that windows are steel frames and sash and that the plain lights are double thick glass affording good protection; that as there is no immediate hazardous adjoining exposure it is requested that the Board permit the existing plain lights of glass to remain; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Order of the fire commissioner acting on Order 44377-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the windows overlooking the one story brick building located at the corner of Front street and Fletcher street shall comply with the requirements of the law for all windows up to and including the fourth floor, including the reentrant court within the building under appeal; that on the north side overlooking a five story, eight story and two story brick buildings all windows shall comply with the law for one story above the height of adjacent roofs; that the windows within the reentrant court to the north along the course of the fire escape, if not already fireproof and self-closing shall be made to comply with the requirements of the labor law; that in all other respects the building and occupancy shall be maintained in accordance with all laws applicable thereto and all windows now equipped with iron shutters shall be continued with iron shutters unless fireproof windows are installed.

713-46-A

APPLICANT—A. Rollin Caughey, for Ketchum-Hennessey Post 1515 Patriotic Memorial Association, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Rollin Caughey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative

971-47-A

APPLICANT—Charles P. Rogers & Co., Inc., lessee, for Gord Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Sims Read.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to March 23, 1948 at 2 P. M., for applicant to submit revised plans.

71-48-A

APPLICANT—William I. Hohausser, for Benenson Realty Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—61 West 56th street, north side, 99 ft. 4½ in. east of 6th avenue (2nd, 3rd and 4th floors); (Block 1272, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard L. Phillips.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 2 P. M., at request of applicant and for inspection by a committee of the Board.

ZONING APPLICATIONS

593-41-BZ

APPLICANT—Max Horn, for Nameoke Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1011-1019 Beach 19th street west side, 97 ft. north of Cornaga avenue (Block 49, Lots 50 and 55), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative

MINUTES

THE RESOLUTION (593-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 1011-1019 Beach 19th street, west side, 97 ft. north of Cornaga avenue (Block 49, Lots 50 and 55), Far Rockaway, Borough of Queens, was granted by the Board on July 17 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 18, 1941; and

WHEREAS, the term of variance was extended on February 3, 1944 and on March 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 17, 1941 as amended through March 5, 1946 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles *on condition* . . . and that other than as herein amended, the provisions of the resolution of July 17, 1941 as amended through March 5, 1946 shall be complied with; that a certificate of occupancy shall be obtained covering the use of the premises for the parking and storage of more than five (5) motor vehicles and not as previously stated for transient parking of more than five (5) motor vehicles (Misc. Applic. 5610-41)."

394-43-BZ

APPLICANT—Lama and Proskauer, for Erasmus Hall Athletic Field Association, Inc., owner, (City of New York, new owner).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business use and partly in a residence use district, the maintenance of an Athletic Field conducted as a business, (previously placed on reserve calendar pending decision of the Supreme Court on Cal. 248-43-A.)

PREMISES AFFECTED—1407-1463 McDonald avenue, east side, 55 ft. south of Avenue L (Block 6537, Lot 69), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert, and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (394-43-BZ)

WHEREAS, Lama and Proskauer, for Erasmus Hall Athletic Field Ass'n, Inc., owner, filed August 6, 1943, an application under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the maintenance of an athletic field conducted as a business, affecting premises 1407-1463 McDonald avenue, east side, 55 ft. south of Avenue L (Block 6537, part of Lot 1 and Block 6538, Lot 69), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 4, 1944, after due publication in the Bulletin of the Board of Standards and Appeals this application was placed on the Reserve Calendar, pending decision of the Supreme Court on Cal. 248-43-A; and

WHEREAS, the district maps accompanying the zoning resolution show that McDonald avenue is in residence, unrestricted and business use C area and 1 times height districts; East 2nd street is in residence and business use C area and 1 times height districts; Avenue L is in residence and business use C area and 1 times height districts and Avenue M is in business and unrestricted use C area and 1 times height districts; and

WHEREAS, the decision of the borough superintendent, dated July 16, 1943 as amended January 14, 1944, re Alt. Applic. 1875-43, reads:

"1. An athletic field which is conducted as a business located partly within a residence use district is contrary to the zoning resolution, sec. 3."

and

WHEREAS, the applicant states that the premises consist of an irregular shaped plot of ground having a frontage of 465 ft. on McDonald avenue, 229 ft. along the north lot line and a distance of 397 ft. along the south lot line; that the westerly portion of the plot for a depth of 100 ft. from McDonald avenue is located in a business use district and the remainder of the plot is in a residence use district; that the premises are occupied as an athletic field with grand stands, etc. as shown on plans filed with this application (conducted as a business) without a Certificate of Occupancy; that it is proposed to maintain the premises as an athletic field (conducted as a business); that a part of the premises in question is located in the bed of a mapped street; and

WHEREAS, the applicant contends that regarding items 1 and 2 of the objection of the borough superintendent it is not proposed to do anything about it as the condition already exists, the structures (grand stands, etc.) having been built pursuant to permits issued by the Department of Housing and Buildings; that these premises are owned by the Erasmus Hall High School Athletic Association and have been in operation as an athletic field from approximately 1925 and are still used as such; that the grandstands for the field were built under application No. 14,279; that these plans were approved by the Bureau of Buildings on August 16, 1927; that a temporary certificate of occupancy was issued which in effect approved the use of the premises as an athletic field; that this C. of O. was issued subject to revocation upon complaint of adjoining property owners or upon discretion of the Building Dept. and that this certificate is still in force; that the primary purpose of the Erasmus Hall High School Athletic Field Association was to own and conduct an athletic field as a means of fostering and stimulating healthful physical exercise among students; that on or about the early part of the year 1923, baseball and football games were played on this field; that to provide the means in order to keep the field for the use of the student, it now becomes necessary and urgent that the field be put to some commercial use in order to raise revenue to meet the operating expense; that the field, at the present time is leased to the Brooklyn, Long Island Defense Baseball League.

Resolved, that the application be and it hereby is *dismissed* in view of the acquisition of the property by the city for the Board of Education.

325-46-BZ

APPLICANT—Lama and Proskauer, for Edgemere Garage and Sales, Inc., owner (Rex Curtain Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, D area district, the extension of present building, using more than area permitted.

PREMISES AFFECTED—50-01 Rockaway Beach boulevard, south side, from Beach 50th to Beach 51st

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streets (Block 336, Lot 20), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (325-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the extension of present building using more than area permitted; premises 50-01 Rockaway Beach boulevard, south side, between Beach 50th street and Beach 51st street (Block 336, Lot 20), Rockaway Beach, Borough of Queens; was granted by the Board on November 26, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 26, 1946 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been filed and approved, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution. (Alt. 381-46)."

1050-46-BZ

APPLICANT—News Syndicate Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7g of the zoning resolution, permitting in an unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles, located on same street between two intersecting streets on which portion there exists a public school.

PREMISES AFFECTED—228-240 East 41st street, south side, 101 ft. west of 2nd avenue (Block 1314, Lots 29-35), Borough of Manhattan.

APPEARANCES—

For Applicant: J. R. Schoemer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1050-46-BZ)

WHEREAS, this application under section 7g of the zoning resolution, to permit in an unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles, located on the same street between two intersecting streets on which portion there exists a public school, affecting premises: 228-240 East 41st street, south side, 101 ft. west of 2nd avenue (Block 1314, Lots 29 to 35 inclusive), Borough of Manhattan, was granted by the Board on March 11, 1947, on certain conditions; and

WHEREAS, the resolution was amended on July 25, 1947; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 11, 1947 as amended July 25, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"... that in view of the statement by the applicant that all plans have been approved, all permits obtained and the work substantially under way, all work shall be completed within one (1) year from the date of this amended resolution (N.B. 101-46)."

487-47-BZ

APPLICANT—Lama and Proskauer, for Cushman Sons, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and unrestricted use district, the change in occupancy of 1st floor from storage of electric cars to the storage of more than five motor vehicles.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (487-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in residence and unrestricted use districts, the change in occupancy of first floor from storage of electric cars to the storage of more than five motor vehicles, affecting premises 518-522 East 72nd street, south side, 298 ft. east of York avenue, and 517-523 East 71st street, north side, 273 ft. east of York avenue, (Block 1483, Lot 38), Borough of Manhattan, was granted by the Board on July 22, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 22, 1947, so that as amended the resolution shall read:

"Granted under section 7e of the zoning resolution for a term of ten (10) years to permit the building to be occupied as a garage for light storage trucks used in connection with the baking business of the owner, Cushman Sons, Inc. or their successors in the same line of business, on condition that no cars shall exceed 4,000 lbs. in weight and shall be stored only within the space as proposed and as indicated on revised plans marked 'Received March 15, 1948,' and as permitted under amended resolution adopted this day under C. 488-47-A; that the existing standpipe system shall be maintained to the satisfaction of the fire commissioner; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution."

(Remaining minutes will be printed in the Bulletin of March 30, 1948).

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 13

DIRECTORY BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Correction Affecting Calendar Number 604-47-BZ.

Proposed Amendments to Oil Burner Rules.

Extracts from the Administrative Code of the City of
New York, Relating to Refrigerating Systems.

PETITION FOR CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On March 29, 1948, copy of petition and order of certiorari was
served on the board by Cohen, Justin & Neustein, attorneys for Elhy
Operating Corporation, owner, in re decision of the Board on March
16, 1948, denying under section 7f of the zoning resolution the erec-
tion of a garage for more than 5 motor vehicles in a retail use dis-
trict; Cal. No. 836-42-BZ—Vol. 3; premises 108-112 West 41st Street,
south side, 125 ft. west of Avenue of The Americas, Borough of
Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-
gineers, pertaining to the work of the board, will be seen
only between the hours of ten in the morning and one in
the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of ap-
peal addressed to the administrative official either bor-
ough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to March 23, 1948

Cal. No. Dept. Premises Affected

233-48-A—H.B.Q.—Blocks bounded by 27th avenue, 8th street, Main avenue, Vernon boulevard, 1st street and East River (Buildings 18, 19, 21 and 22); (Blocks 490-498 inclusive, all lots), Astoria, Borough of Queens (Astoria Housing Project); (under section 36, General City Law re buildings not fronting on legal street), N.B. 958, 959, 961 and 962-47.

234-48-A—H.B.M.—530-546 East 73rd street, southwest corner of East River drive (Block 1484, Lot 26), Borough of Manhattan, F.P. 624-48.

235-48-A—F.D.—128 East 58th street, south side, 140 ft. west of Lexington avenue (1st floor); (Block 1312, Lot 62), Borough of Manhattan, Decision.

236-48-SA—Diesel-American Dual Unit, Models 208-223, 243, 303 and 363 (oil or coal burning), Appliance.

237-48-A—F.D.—90-09 215th street, east side, 279.32 ft. north of 91st avenue (cellar); (Block 10649, Lot 17), Queens Village, Borough of Queens, 12532-LC.

238-48-A—F.D.—90-11 215th street, east side, 244.9 ft. north of 91st avenue (cellar); (Block 10649, Lot 15), Queens Village, Borough of Queens, 12533-LC.

239-48-BZ—H.B.M.—1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan, N.B. 45-48.

240-48-A—H.B.Q.—21-02 to 21-10 49th avenue, southeast corner of 21st street (5th floor); (Block 71, Lot 1), Long Island City, Borough of Queens, Alt. 234-48.

241-48-A—H.B.M.—104 Hester street, south side, 75.2 ft. east of Forsyth street (1st floor); (Block 301, Lot 17), Borough of Manhattan, Alt. 678-46.

242-48-A—H.B.Bx.—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx, Revocation of Certificate of Occupancy 190-28.

243-48-A—F.D.—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan, 40767-LF and Decision.

244-48-A—F.D.—225 King street, southwest corner of Ferris street and 178 Sullivan street, northwest corner of Ferris street (1st floor, buildings 256 and 257), Borough of Brooklyn, Decision.

245-48-A—H.B.B.—865 Midwood street, north side, 100 ft. west of Utica avenue (Block 4589, Lot 95), Borough of Brooklyn, Decision.

246-48-SM—Corinco High Density Cork Tile (flooring), manufactured by Cork Insulation Co., Inc., Material.

247-48-SM—Corinco Acousticator Board (for ceilings) manufactured by Cork Insulation Co., Inc., Material.

248-48-SM—Corinco Acoustical Cement (for floors, ceilings and walls), manufactured by Cork Insulation Co., Inc., Material.

249-48-A—H.B.B.—3901 Fort Hamilton parkway and 1102-1104 39th street (Block 5585, Lot 10), Borough of Brooklyn, Revocation of Certificates of Occupancy 112773-45 and 113315-45.

250-48-BZ—70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Borough of Queens, Misc. 1268-48.

251-48-SA—Quick Heat Oil Fired Furnace, Model A65UB, A85RB, A100RB and H55D, Appliance.

252-48-SA—Quick Heat Oil Fired Space Heaters Models 7437-1, 717-1 and 727-1, Appliance.

253-48-SA—Quick Heat Flueless Kerosene Heater Models 292-0 and 292-3, Appliance.

254-48-BZ—H.B.Q.—80-07 Atlantic avenue, north side 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens, N.B. 4914-47.

255-48-BZ—H.B.B.—2495 McDonald avenue, east side 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn, N.B. 2178-46.

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586-41-BZ—H.B.Q.—3-11 to 3-15 Beach 44th street west side, 75.33 ft. north of Rockaway Beach boulevard and 3-8 to 3-14 Beach 45th street (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens, Misc. 5001-41.

837-41-BZ—H.B.Q.—156 Beach 68th street, east side 440 ft. south of Rockaway Beach boulevard (Block 366, Lot 29), Arverne, Borough of Queens, Misc. 7059-47.

548-47-BZ—H.B.B.—1387-1395 Ocean avenue, northeast corner of Avenue I (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn, N.B. 572-47.

491-31-SA—Superfex Oil Burning Heater and Heat Projector, Appliance.

44-35-BZ—H.B.Q.—46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens, N.B. 815-48.

344-38-BZ—H.B.B.—942-958 DeKalb avenue and 122 126 Lewis avenue, southwest corner (Block 1601, part of Lot 24), Borough of Brooklyn, Alt. 4874-47.

347-27-BZ—H.B.Bx.—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx, Amendment to Alt. 1044-47.

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21-26-BZ—H.B.Bx.—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx, Alt. 83-48.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

351-26-BZ—Application of Z. and Z. Realty Corp., applicant and owner (James E. Hanrahan, lessee), reopened January 27, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building; premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

410-47-BZ—Application, April 21, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicoletta Daechill, owner, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium; premises 2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

1038-47-BZ—Application, December 4, 1947, under sections 7c, 7i and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Admirable Realty Corp., owner, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using more than the area permitted; premises 55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

85-22-BZ—Application of Glick and Gelbman, applicants, on behalf of A & L Knitting Mills, Inc., owner, reopened February 3, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles (originally granted by the Board), motor vehicle repair shop and the parking of more than five motor vehicles upon unbuilt portion of the plot; premises 4720-4732 3rd avenue, east side, 110 ft. south of East 189th street, and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

1152-27-BZ—Application of Samuel Rosenblum, applicant, on behalf of Knickerbocker Hospital, Inc., owner, reopened January 27, 1948, under section 7f of the zon-

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ing resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline selling and service station and the parking and storage of more than five motor vehicles (previously denied erection and maintenance of a garage for storage of more than five motor vehicles); premises 1440-1450 Amsterdam avenue, northwest corner of West 131st street (Block 1986, Lot 28), Borough of Manhattan.

378-39-BZ—Application of Paul Friedman, applicant, on behalf of Edward Hoddersen and John Mindermann, owners (Hoddersen Bros., lessees), reopened January 27, 1948, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing business building (previously granted an extension by Board to existing business building); premises 307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn.

479-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

479-44-BZ—Application of Norman Lederer and Leonard Joseph, applicants, on behalf of Samuel Benenfeld, owner (Daniel Feldman, lessee), reopened February 10, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five (5) motor vehicles and oil selling station to gasoline service station, motor vehicle repair shop and auto showroom; premises 38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens.

1056-47-BZ—Application, December 11, 1947, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hills Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and office; premises 85-06 to 85-26 Astoria boulevard, 24-29 to 24-37 85th street, southeast corner, and 24-38 to 24-42 86th street (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

1067-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Irving Margon, applicant, on behalf of New York Lerner Company, Inc., owner, to permit in a residence and business use, C area district, the erection of a business building in the residence portion of the plot, using more than the area permitted and without the required rear yard, to be used in conjunction with existing building in business portion of the plot, and the extension to existing building in the business use district on second floor, using more than the area permitted; premises 5308-5310 5th avenue, west side, 25 ft. south of 53rd street, and 466-472 53rd street, south side, 100 ft. west of 5th avenue (Block 815, Lots 40 and 35), Borough of Brooklyn.

13-48-BZ—Application, January 2, 1948, under sections 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Leru Realty Corp., owner (Jaystrass Cleaners, Inc., lessee), to permit in a residence use, B area district, the extension to existing building on first floor, using more than the area permitted and without the required rear yard; premises 254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan.

56-48-BZ—Application, January 21, 1948, under section 7c and 21 of the zoning resolution, of Joseph J. Furman, applicant, on behalf of Bloom and Krup, owners, to permit in a residence use, B area district, the extension to existing building by addition of a second floor using more than the area permitted; premises 407-409 East 12th street, north side, 100 ft. east of 1st avenue and 206 1st avenue (Block 440, Lots 5, 55 and 56), Borough of Manhattan.

60-48-BZ—Application, January 22, 1948, under section 7h of the zoning resolution, of Maurice G. Usan, applicant, on behalf of 1229 Castleton Avenue Realty Corp. owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a temporary period of time; premises 120 Bay street, southwest corner of Slosson Terrace (Block 5, Lot 13), St. George, Borough of Richmond.

14-48-A—80-06 47th avenue (Fitch avenue), south side 433 ft. west of 82nd street (5th floor and penthouse) (Block 1536, Lots 53, 55 and 58) and 80-21 47th avenue (Fitch avenue), north side, 232 ft. west of 82nd street (1st and 2nd floors); (Block 1533, Lot 69), Elmhurst, Borough of Queens.

137-48-A—Atlantic avenue, north side, 680 ft. east of 121st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens.

148-48-A—23-10 43rd avenue, south side, from 23rd to 24th streets—entire block front (basement and 4th floor); (Block 436, Lot 20), Long Island City, Borough of Queens.

152-48-A—1199 Bergen street, north side, 357 ft. 8 in. east of New York avenue (cellar); (Block 1214, Lot 66), Borough of Brooklyn.

740-46-SM—Elevator Entrances, Inc., Three Hour Fire Test Hollow Metal Door (reopened January 20, 1948 re amendment of resolution).

503-47-SA—Richfield Flame Control Oil Burner, Model B.

1008-47-SM—Lumin-Glo Phosphorescent Plastic (signs)

1043-47-SA—Tru-Heet Gun Type Oil Burner, Models DL-S, DA-S, DA-1 and E.

HARRIS H. MURDOCK, *Chairman*

MARCH 30, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 30, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

138-48-A—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street, from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re legally mapped street—Blackstone avenue).

113-48-A—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn.

74-48-A—1377 Gates avenue, north side, 60 ft. east of Wilson avenue and 357 Wilson avenue (Block 3334, part of Lot 1), Borough of Brooklyn.

1021-47-A—1 Hamilton avenue, southeast corner of Ferris place (Block 334, Lot 64), Borough of Brooklyn.

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141-48-A—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

153-48-A—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

111-48-A—196-04 Hollis avenue and 109-01 to 109-17 109th street, southeast corner (Block 10933, Lot 1), Hollis, Borough of Queens.

161-48-A—87 Chrystie street, west side, 175 ft. north of Hester street (2nd-7th floors); (Block 304, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 6, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

290-45-BZ—Application of Emanuel M. Glick, applicant, on behalf of Jacob and Sylvia Duel, owners, reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles (previously denied by the Board); premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

374-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

130-48-A—109-123 West 64th street, north side, 77 ft. west of Columbus avenue (cellar, 1st floor and above 4th floors); (Block 1136, Lot 24), Borough of Manhattan.

578-47-BZ—Application, June 13, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Benjamin Mechanicker, owner, to permit in a residence and business use, E area district, the erection of a building to be used for

storage of retail building materials, without the required rear yard; premises 723-729 Richmond avenue, east side, 102.63 ft. south of Smith place (Block 1065, Lot 47), Port Richmond, Borough of Richmond.

105-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Empire Distributors, Inc., owner (Bismac Corp., lessee), reopened February 10, 1948, under sections 7e and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from warehouse, freight terminal and storage of five trucks to truck showroom; sales, service and display of more than five new and used trucks; servicing and repairs; body and fender work; painting, spraying and welding; premises 179-197 Tillary street, 237-277 Gold street, northeast corner and 42-46 Prince street (Block 122, Lot 5), Borough of Brooklyn.

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

596-47-BZ—Application, June 18, 1947, under sections 7e and 21 of the zoning resolution, of Charles L. Koester, applicant, on behalf of Clinton Leggett, owner, to permit in a residence use district, the change in occupancy from dwelling to dwelling and store; premises 219-41 91st road, north side, 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens.

97-48-A—Re storage, sale and use of inflammable mixture known as Multikopy Duplicating Fluid in one gallon glass containers (capacity of containers not in conformity with Administrative Code).

375-41-BZ—Application of L. J. and G. A. Shapiro, applicants, on behalf of Roadside Realty Co., Inc., owner (Robert Hall Clothes, Inc., lessee), reopened March 2, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (store), in the busi-

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ness use portion of lot; premises 44-04 Queens boulevard, south side, from 44th to 45th streets (Block 166, part of Lot 20), Long Island City, Borough of Queens.

241-47-BZ—Application, March 12, 1947, under section 7c of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of Ridgewood Real Estate Corp., owner (Rimax Knitting Inc., lessee), to permit in a residence use district, the extension to existing structure (knitting mill); premises 16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

242-47-A—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

836-47-BZ—Application, August 20, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of S. & R. Feldman Realty Co., owner, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted; premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

1054-47-BZ—Application, December 9, 1947, under sections 7i, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of LO-Art Corp., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection; premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

1095-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Anna Callion, owner, to permit in a residence and business use, D area district, the extension to existing building, using more than the area permitted; premises 413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

16-48-A—Application, January 8, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Z. M. Operating Corp., owner, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

66-48-BZ—Application, January 23, 1948, under sections 7c, 7e and 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of William N. Amerling and Amerling Chevrolet, Inc., owners, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt on portion of plot, for patrons and employees; premises 1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection

and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

124-48-BZ—Application, February 16, 1948, under section 21 of the zoning resolution, of Manuel Tancer, applicant, on behalf of Curtis Properties, Inc., owner, to permit in a residence and business use D area district, the erection and maintenance of a multiple dwelling and stores, using more than the area permitted; premises 123-125 82nd avenue, southwest corner of Queens boulevard (Block 3358, Lots 28 and 35), Kew Gardens, Borough of Queens.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

127-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Harry S. Kohl, applicant, on behalf of 448—86th St. Realty Corp., owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 450 (448 displayed) 86th street, south side, 377 ft. 1 3/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

128-48-A—450 (448 displayed) 86th street, south side, 377 ft. 1 3/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 6, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

71-48-A—61 West 56th street, north side, 99 ft. 4 1/2 in. east of 6th avenue (2nd, 3rd and 4th floors); (Block 1272, Lot 5), Borough of Manhattan.

713-46-A—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn (reopened March 16, 1948; previously granted on condition).

233-48-A—Block bounded by 27th avenue, 8th street, Main avenue, Vernon boulevard, 1st street and East River (Buildings 18, 19, 21 and 22); (Block 490-498 inclusive, all Lots), Astoria, Borough of Queens—Astoria Housing Project—(under section 36, General City Law re buildings not fronting on legal streets).

229-48-A—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

9-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

174-48-A—160-164 Broadway, east side, 76 ft. 7 3/8 in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11 5/8 in. east of Broadway and 4-6 Liberty place, west

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side, 54 ft. 8¼ in. south of Maiden lane (Block 64, Lot 5), Borough of Manhattan.

79-48-A—270-05 80th avenue and 79-54 Langdale street, northwest corner (Block 8707, Lots 33 and 34), Bellerose, Borough of Queens.

5-48-A—Block bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side and 5th avenue, west side (Blocks 1596 to 1598, Lot 1), Borough of Manhattan (Stephen Foster Houses).

53-48-A—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 4511, Lot 13), Borough of The Bronx.

40-48-A—21-02 to 21-10 49th avenue, southeast corner of 21st street (5th floor); (Block 71, Lot 1), Long Island City, Borough of Queens.

90-48-A—13-15 East 125th street, north side, 100 ft. east of 5th avenue (2nd and 3rd floors); (Block 1750, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 13, 1948, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

91-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 718, Lot 62), Borough of The Bronx.

77-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 159, Lot 1), Borough of Manhattan.

99-32-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee), reopened June 3, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance; premises 596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

59-47-BZ—Application, October 30, 1947, under section 7e of the zoning resolution, of Milfin Realty Corp., applicant and owner, (Fink Baking Corp., lessee), to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles; premises 503-505 East 5th street, north side, 98 ft. east of York avenue (Block 488, Lots 5 and 6), Borough of Manhattan.

80-48-BZ—Application, January 29, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Twin Maple Construction Co., Inc., owner, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices; premises 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

1231-40-BZ—Application of Henry Nordheim, applicant, on behalf of Angelina De Roma, owner, reopened May 6, 1947, under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station; premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

50-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

1053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and

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Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

1111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavalieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

65-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27, Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

980-47-BZ—Application of Solomon Zweig, owner, reopened March 23, 1948—application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments (previously withdrawn); premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

79-20-BZ—Application of Daniel Santoro, applicant, on behalf of Puritan Petroleum Products Corp., owner, reopened December 9, 1947, under sections 7c and 7f of the zoning resolution, to permit in the residence portion of the plot, the extension of existing garage for more than five motor vehicles (previously granted by the Board); for the storage of more than five trucks belonging to the owner; premises 96 Jewett avenue, west side, 117 ft. north of Bond street and 17 Bond street (Block 1013, Lots 48 and 58), Port Richmond, Borough of Richmond.

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

446-40-BZ—Application of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner, reopened March 18, 1947, under sections 7c and 7h of the zoning resolution,

to permit in a business use district, the extension to existing gasoline service station and the extension of existing structure to house open grease pits, the enlargement of heating room and the refacing of present building and to permit the existing parking and storage of more than five motor vehicles (previously granted by the Board) to continue; premises 4439-4441 Broadway and 700-706 West 190th street, southwest corner (Block 2180, Lots 492 and 494), Borough of Manhattan.

589-41-BZ—Application of Max Horn, applicant, on behalf of Samuel Benerofe, owner, reopened April 22, 1947, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board re lots 31 and part of 22); premises 127-141 Beach 29th street, southwest corner of Lewmay road, and 130-138 Beach 30th street (Block 301, Lots 31, 18 and part of 22), Edgemere, Borough of Queens.

334-44-BZ—Application of Louis Allen Abramson, applicant, on behalf of Frances M. Newman, owner (Bond Stores, Inc., lessee), reopened February 25, 1948, under section 21 of the zoning resolution, to permit in a restricted retail use district, the proposed reduction of loading space (previously denied re omission of required loading space); premises 398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

175-45-BZ—Application of Joseph Lau, applicant, on behalf of William G. Stroh, owner, reopened January 20, 1948, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change in use of existing building from residence to business use, to be used as an extension to existing business use (previously granted by the Board); premises 126-128 Sheriff street and 403-405 East Houston street, southeast corner (Block 335, Lot 10), Borough of Manhattan.

208-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Fifth Improvement Corp., owner, reopened January 20, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted to be used as a gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop (previously denied by the Board); premises 1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8 $\frac{1}{2}$ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

38-48-BZ—Application, January 14, 1948, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Clemens Kammerer owner, to permit in a residence use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling, nearer than the permitted distance to the street line on the street on which it fronts, and nearer to the side lot line than permitted; premises 138-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens.

104-48-BZ—Application, February 9, 1948, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Corner

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Realty Corp., owner, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning; premises 1809 Avenue Z and 2557 East 11th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

6-48-A—RE Transportation of Fuel Oil in Tank Truck New York City (construction of tank not in conformity with Administrative Code requirements covering Tank Trucks).

0-46-SA—Amesteam Generator, Oil Fired.

5-45-SA—Russwin Semi-Concealed Door Closer, Model 400.

4-46-SA—Bryant Gas Fired Boiler, Model 23.

5-46-SA—Bryant Gas Fired Boiler, Model 25.

6-46-SA—Bryant Gas Fired Water Boiler, Model W-26.

7-46-SA—Bryant Gas Fired Steam Boiler, Model 26-S.

9-47-SA—Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6, EO-8, and to permit marketing under the names of Stokal Stoker 801 and 803 and Viking Manufacturing Company's OF-5 and OF-10.

79-47-SA—Besler Steam Generator.

48-SA—Chrysler Airtemp Oil Fired Winter Air Conditioner, Models O-70; O-7; O-10; O-13; O-16 and to permit marketing under names of Stokal Stoker Model F-15; OF-20; OF-25; OF-30; OF-35 and Viking Manufacturing Company's Models 601; 603; 604; 605 and 606.

48-SA—Chrysler Airtemp Automatic Oil Fired Boilers, Models BLF-110, BLF-165 and BLF-220.

7-48-SA—Chrysler Airtemp Oil Burners, Models B-6, B-10 and A-8 and to permit marketing under the names of Stokal Stoker Models S-20, JF-5, JF-10, S-15 and Viking Manufacturing Company Models 706, 702, 703 and 701.

46-SM—Ackerman Insulation Plank.

9-46-SM—Burn-Rite Anti-Syphon Valve (reopened January 13, 1948 re amendment of resolution approving the 1/2 inch valve to include the approval of the 2/3 and 1 inch size—all for 5 and 10 ft. heads).

7-47-SM—EZ Working Aluminum Sash Putty.

5-47-SM—RW 67-T and 68-T Flexible Bronze Gas Range Connectors.

25-47-SM—Kerazon Flame Resistant Rcsin Coated Bricks.

3-47-SM—Zurn Adjustable Wall Closet Fitting.

HARRIS H. MURDOCK, *Chairman.*

APRIL 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

0-48-A—27 Richmond avenue, east side, 154 ft. south of Richmond Terrace (2nd floor); (Block 1003, Lot 10), City of Richmond, Borough of Richmond.

8-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened Feb-

ruary 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

146-48-A—5525-5575 Riverdale avenue and 580 West 256th street, southwest corner (Block 3425, Lots 430 and 460), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Netherland avenue).

98-48-A—31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

298-39-A—62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors); (Block 1503, Lots 43 and 44), Borough of Manhattan (reopened February 17, 1948).

234-48-A—530-546 East 73rd street, southwest corner of East River drive (Block 1484, Lot 26), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1031-47-BZ—Application, December 4, 1947, under sections 7c and 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Alfio Longhitano, owner and lessee, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten (10) years; premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

586-41-BZ—Application of Norman Lederer and Leonard Joseph, applicants, on behalf of Carl Walter Wolf, owner, reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, permitting in a business and residence use district parking and storage of more than five motor vehicles; premises 311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 308-314 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens.

837-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of The Prebensam Realty Corporation, owner, reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, permitting in a residence use district, for a temporary term of two years, the parking and storage of more than five motor vehicles; premises 156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne, Borough of Queens.

183-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corporation, owner, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre) from a retail use district into a residence use district under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zon-

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ing resolution, to permit the parking of more than five motor vehicles in a retail and residence use district; premises west side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

184-48-A—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115, Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

185-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corp., owner, to permit in a residence use district, the erection of more than one building on a lot (Glen Oaks Village—Part 2); premises northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400) and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens.

186-48-A—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the

construction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

921-47-BZ—Application, October 20, 1947, under section 7c of the zoning resolution, of Robert Teichman, applicant, on behalf of Estate of William Ottmann, owner (Louis Landau (contract purchaser), lessee), to permit in a residence use district, the change in occupancy from stable to factory use; premises 209 East 11th street, northeast corner of Stuyvesant Alley (Block 467, Lot 58), Borough of Manhattan.

1049-47-BZ—Application, October 2, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicant, on behalf of Estate of Edward F. Jackman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

1061-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Julius Fishkind, applicant, on behalf of Marty Liebowitz, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a sheet metal and roofing supply shop, using more than the area permitted; premises 206-214 Caton avenue, south side, 40 ft. east of East 2nd street (Block 5325, Lots 3 and 5), Borough of Brooklyn.

67-48-BZ—Application, January 20, 1948, under section 7a of the zoning resolution, of Max Horn, applicant, on behalf of Nameoke Realty Co., owner, to permit in a residence use district, the conversion of existing bathing locker space on first floor to bowling alleys; premises 114-02 to 114-18 Ocean Promenade, north side, from Beach 114th to Beach 115th streets (Block 659, Lot 30), Rockaway Park, Borough of Queens.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.10 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

166-48-BZ—Application, March 2, 1948, under section 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of William I. Rosenfeld, owner (Hillside Parking Corporation, lessee), to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

148-33-BZ—Application of Solomon Jochnowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened February 3, 1948, under sections 7e, 7h and 2

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f the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot; premises 205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

075-47-A—514 West 147th street, south side, 250 ft. west of Amsterdam avenue (7th floor); (Block 2078, Lot 19 (old 43)), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 20, 1948, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

63-48-A—112-21 Jamaica avenue, north side, 187.71 ft. east of 112th street (2nd floor); (Block 9226, Lot 26), Richmond Hill, Borough of Queens.

45-48-A—865 Midwood street, north side, 100 ft. west of Utica avenue (Block 4589, Lot 95), Borough of Brooklyn.

5-48-A—674 Marcy avenue, west side, 93 ft. south of De Kalb avenue (Block 1779, Lot 49), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 27, 1948, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

04-41-BZ—Application of Irving E. Kanner, applicant, on behalf of 112 West 31st Street Corporation, owner, reopened April 6, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting partly in a retail use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles; premises 116-118 West 31st street, south side, 104 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

52-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

60-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Herbert Rosen, owner, reopened February 25, 1947, under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline

service station); premises 5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

939-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Chesterfield Estates, Inc., owner, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area; premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

1052-47-BZ—Application, December 3, 1947, under sections 7c, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Winters Building Associates, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection; premises 712-720 Neried avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

1060-47-BZ—Application, December 11, 1947, under section 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blumberg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sections 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

156-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Frieda Bogen, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area; premises 1693-1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn.

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area

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district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

188-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Otto L. Nelson, Jr., applicant, on behalf of New York Life Insurance Co., owner, to permit in a residence and business use, B area and Class 1½ height district, the erection and maintenance of a class "A" multiple dwelling to a height in excess of that permitted without the required set backs, and with proposed dormers in excess of that permitted; premises 200-266 East 66th street, south side, from 2nd to 3rd avenues, 1241-1259 2nd avenue, 1111-1127 3rd avenue and 201-257 East 65th street (Block 1420, Lot 1), Borough of Manhattan.

200-48-BZ—Application, March 9, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry; premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MAY 4, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 4, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

27-48-SA—Consolidated Oil Burner.

135-48-SA—Erie Gasoline Pumps, Models 129.2 and 229-2.

856-47-SA—Oxweld Cutting Blowpipe, Types C37-R, C43, C56, C57-R, C58 and AC4; Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W-43 and Purox Cutting Attachment, Type #35.

340-40-SM—Peelle Counterbalanced Dumbwaiter Door.

116-46-SM—Union Melt Welding Process and Union-melt Welding Composition and Welding Rod Electrodes for Union Melt Welding.

808-46-SM—Sargent Incinerator Hopper Door #5, Flush Type.

149-48-SM—B & L Welding Co., 275 Gallon Obround Fuel Oil Storage Tank.

HARRIS H. MURDOCK, *Chairman*.

MAY 4, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 4, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

HARRIS H. MURDOCK, *Chairman*.

MAY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, May 7, 1948, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

Rules

217-21-SR—Proposed amendments to the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of March 16, 1948).

1030-46-BZ

APPLICANT—Lama and Proskauer, for Harry Passaro, owner (Passaro Brothers, lessees).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business and unrestricted use, C area district, the erection of an extension for garage for more than five motor vehicles, motor vehicle repair shop, wheel alignment and brake testing, using more than permitted area.

PREMISES AFFECTED—2412-2414 Church avenue, south side, 71 ft. east of Bedford avenue (Block 5104, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.
Negative

THE RESOLUTION (1030-46-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection of an extension for garage for more than five (5) motor vehicles, motor vehicle repair shop, wheel alignment and brake testing, using more than the permitted area, affecting premises 2412 to 2414 Church avenue, south side, 71 ft. east of Bedford avenue (Block 5104, Lot 15), Borough of Brooklyn, was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on January 13, 1948; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 25, 1947 as amended January 13, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

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"that in view of the statement by the applicant that all permits have been obtained, and that the work has been substantially completed, all work shall be completed within six (6) months from the date of this resolution."

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MARCH 23, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 9, 1948, were approved as printed in the Bulletin of March 16, 1948, Vol. 33, No. 11.

ZONING APPLICATIONS

330-28-BZ

APPLICANT—George W. Springsteen, for A. H. Consumers Society, Inc., owner.

SUBJECT—Application reopened October 15, 1947—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor).

PREMISES AFFECTED—50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M. for inspection by a committee of the Board.

599-32-BZ

APPLICANT—Sarsfield J. Sheridan, for Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee).

SUBJECT—Application reopened June 3, 1947—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance.

PREMISES AFFECTED—596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Sarsfield J. Sheridan and Harry Berger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. for inspection by a committee of the Board and for decision without further argument; hearing closed.

363-42-BZ

APPLICANT—Henry Nordheim, for Anna Berkowitz, owner.

SUBJECT—Application reopened September 9, 1947—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time.

PREMISES AFFECTED—2244 Barker avenue and 650 Thwaites place, southeast corner and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: H. F. Norden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M. for inspection by a committee of the Board.

410-47-BZ

APPLICANT—Lama and Proskauer for Nicoletta Dae-chill, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubricatorium.

PREMISES AFFECTED—2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John Malfeto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1948 at 10 A. M. for applicant to file revised plan showing the actual sign on the front of the building as proposed.

596-47-BZ

APPLICANT—Charles L. Koester, for Clinton Leggett, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to dwelling and store.

PREMISES AFFECTED—219-41 91st road, north side 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester and Clinton Leggett.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M., applicant to file revised plan showing the front of the building more in keeping with the residential district; hearing closed.

774-47-BZ

APPLICANT—Henry Nordheim, for Joseph Lettera, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office.

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PREMISES AFFECTED—1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M. for inspection by a committee of the Board.

870-47-BZ

APPLICANT—Henry Nordheim, for Frank Solicito, owner.

SUBJECT—Application (decision of the borough superintendent) under Sections 7c, 7e 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M. for inspection by a committee of the Board.

959-47-BZ

APPLICANT—Milfin Realty Corp., owner (Fink Baking Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles.

PREMISES AFFECTED—503-505 East 76th street, north side, 98 ft. east of York avenue (Block 1488, Lots 5 and 6), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Saulsberger.

For Opposition: M. H. Frank and J. Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. for inspection by a committee of the Board and for decision without further argument; hearing closed.

1031-47-BZ

APPLICANT—Burke, Morrison and Green for Alfio Longhitano, owner and lessee.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten years.

PREMISES AFFECTED—128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Alfio Longhitano and Louis Longhitano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education and Roy Eckstrom, Dep't of Parks.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for inspection by a committee of the Board and for decision without further argument; hearing closed.

80-48-BZ

APPLICANT—Gustave Goldman, for Twin Maple Construction Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices.

PREMISES AFFECTED—2801-2815 Nostrand avenue, southeast corner of Kings highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and William Brafman.

For Opposition: Jacob Glaser and Abraham Levitan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. for inspection by a committee of the Board and for decision; hearing closed.

311-47-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner (Harry Nemuth, lessee).

SUBJECT—Application (decision of the borough superintendent) under Section 7h and Section 60 of the Multiple Dwelling Law, to permit in a residence use district, the parking of more than five (5), motor vehicles for patrons of hotel, no fee to be charged.

PREMISES AFFECTED—134 Beach 114th street, northeast corner of Ocean Promenade (Block 658 part of Lot 46), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. The applicant stated that the building is now classified as a Class B rooming house, and requested withdrawal of this application to take it up with the Department of Housing and Buildings as to permission to use this portion of the plot for parking under section 60 of the Multiple Dwelling Law.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

1039-47-BZ

APPLICANT—Henry George Greene, for Metropolitan Bakery, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution

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to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—40-41 Westchester square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Geo. Greene, J. T. McCormick and S. Beekind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, after hearing and after offering of resolution for adoption.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1108-47-BZ

APPLICANT—Arthur Jovis, for Ray Stiller, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy and extension of building from existing non-storage garage for not more than five cars to wet wash laundry.

PREMISES AFFECTED—4506 Furman avenue, northeast corner of East 239th street (Block 5085, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Jovis.

For Opposition: H. Lesser, F. Ehrhurt, L. Sarno, S. Coslettano, L. Bricinco and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. It appeared at the hearing that the building on the lot, approved as a five car garage, has in fact been used only as a laundry and that ten or more trucks used in the business are parked on the lot, and that a boiler room and chimney have been constructed on the lot, without a permit.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

99-48-BZ

APPLICANT—B. H. Whinston, for Rossbach Homes, Inc. owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection of a business building (stores).

PREMISES AFFECTED—72-02 to 72-22 164th street, west side, from 72nd to 73rd avenues (Block 6843, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin H. Whinston, Walter Rossbach, Samuel Albertson and Leo Pincus.

For Opposition: Lionel Nalven, John F. Fitzsimons and David Minkin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice. Section 7c is not applicable as a basis for this application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

120-48-BZ

APPLICANT—Leo Pincus, for Chizner Bros. Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—73-19 to 73-27 164th street, northeast corner of 75th avenue (Block 6965, Lot 28), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leo Pincus and Bernard Chizner.

For Opposition: Robert Kilian.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. The applicant requested that the basis of his application be changed from 7c, which is not applicable, to Section 21, of the zoning resolution.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

201-27-BZ

APPLICANT—Lama and Proskauer, for L. R. Realty Co., Inc., owner.

SUBJECT—Application reopened November 5, 1947—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry and office (previously granted permitting the erection and maintenance of a garage for more than five (5) motor vehicles).

PREMISES AFFECTED—333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, L. Rosenberg and L. L. Rosenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (201-27-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit partly in a business use district and partly in a residence use district the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 333-347 Reid avenue, 134-140 Chauncey street and 63-79 Marion street, Borough of Brooklyn, was granted by the Board on May 31, 1927, on certain conditions; and

WHEREAS, Lama and Proskauer for L. and R. Realty Co., Inc., owner, requested reopening of this application and consideration under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with garage for more than five (5) motor vehicles, motor vehicle repair shop, lubritorium, auto laundry, and office, affecting premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on November 5, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application

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by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin, and laid over to March 23, 1948 for inspection by a committee of the Board and for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Reid avenue and the site are in a business use C area, Class 1 height district; Chauncey street is in residence and business use C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated September 18, 1947 on N.B. Applic. 1090-47 reads:

"1. The proposed construction of a gasoline service station with garage for more than 5 motor vehicles, repair shop, lubritorium, auto laundry and office in a business use district is contrary to the Zoning Res. Art. II, Sec. 4 (a) (15), (29) and (46)."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 80 ft. in depth, presently vacant; that it is proposed to erect a building 100 ft. front by 55 ft. 6 in. in depth, one story, 13 ft. 6 in. in height, of Class 3 construction, to be used as a garage for more than five (5) motor vehicles, motor vehicle repair shop, auto laundry and lubritorium; that it is proposed to use the front portion of the plot as a gasoline service station and install four 550 gallon gasoline tanks and four dispensing pumps; and

WHEREAS, the applicant contends that directly across the street, Block 1691, Lot 31 there is also an existing public garage; that on Chauncey street, Block 1692, Lot 10 is improved with a one story public garage, Lot No. 1 is improved with a two story public garage and gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7f and 7i thereof, for a term of ten (10) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received October 15, 1947" three sheets, *on condition* that there shall be no openings in the rear lot line of the building to the east; that the portion at the front to be occupied for a gasoline service station shall be surfaced with concrete or tarvia; that pumps erected shall be not nearer than 10 ft. to the street building line; that the number of gasoline tanks installed shall not exceed four (4) 550 gallon tanks; that there shall be a wall constructed from the building to Reid avenue along the building line of Chauncey street to the corner; that such wall shall be of masonry not less than 5 ft. in height except that it may be reduced to 3 ft. for a distance back 5 ft. from the street building line of Reid avenue; that curb cuts shall be restricted to two to Reid avenue not over 30 ft. in width as indicated; that this gas station shall not be operated in conjunction with the existing gasoline station on the adjoining lot; that a similar wall shall be erected on the interior lot line to the south between these premises and the adjoining premises to the south; that the repair work shall be such as may be done generally by hand tools excluding an anvil and forge and that no heavy repair work shall be done; that the boiler room shall be constructed at grade and separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

806-47-BZ

APPLICANT—Randolph M. Smith, for Cleve F. O'Dell, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling, to two family dwelling and hair dressing parlor.

PREMISES AFFECTED—175-20 109th avenue, southwest corner of 176th street (Block 10267, Lot 39), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Randolph M. Smith and Cleve F. O'Dell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4.

Negative 0

THE RESOLUTION (806-47-BZ)

WHEREAS, Randolph M. Smith for Cleve F. O'Dell, owner, filed August 20, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from a two family dwelling to a two family dwelling and hair dressing parlor affecting premises 175-20 109th avenue, southwest corner of 176th street (Block 10267, Lot 39), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 109th avenue is in a residence use, D area and Class 1 height district; 176th street is in a residence use, D area and Class 1 height district; that the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated July 21, 1947, re Alt. Applic. 1228-47 reads:

"1. To change the use in a residence district from a dwelling to a dwelling and hairdressing parlor is prohibited by Sec. 3, Art. II, Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. frontage by 100 ft. in depth, on which is located a building 24 ft. 8 in. front by 31 ft. 8 in. in depth, two stories, 24 ft. in height, presently used as a two (2) family dwelling; that it is proposed to use part of the basement as a hair dressing parlor equipped with two booths and equipment; that it is proposed to have a separate entrance to basement for patrons; that new windows will be added to provide adequate ventilation; and

WHEREAS, the applicant contends that she will hire no one and will do all the work herself; that this need arose suddenly when her husband died recently leaving her with a five year old child and no income; that the house faces an undeveloped area on both sides of the street; that the Jamaica Water Supply yards are within 200 ft. of the site; that the noise and traffic will not be a problem; that the hairdressing parlor will be modern and made fire resistant with an approved one hour ceiling; that the walls and floor of the basement are of concrete; that the furnace will be enclosed in a cinder block boiler room; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7 subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use dis-

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strict regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years to permit the occupancy of the basement as proposed and as indicated on plans filed with this application marked "Received August 20, 1947," three sheets, *on condition* that the use shall be operated only by the occupant of the house as proposed; that no signs shall be erected on the premises except that there may be a neat sign not exceeding 100 sq. in. in area, erected on the front of the house toward the west near the passageway leading to the basement entrance; that the ceiling shall be fire retarded and the boiler room separated from the balance of the basement as proposed; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

838-47-BZ

APPLICANT—Lama and Proskauer, for J. J. A. Holding Corp. and Mary A. King, owners (Claude and Mathew Pennacchia, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubricatorium, office and motor vehicle repair shop.

PREMISES AFFECTED—Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and S. Tooth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (838-47-BZ)

WHEREAS Lama and Proskauer, for J. J. A. Holding Corp., and Mary A. King, owners; Claude and Mathew Pennacchia, lessees, filed August 8, 1947, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubricatorium, office and motor vehicle repair shop, affecting premises Eastchester road and Stillwell avenue, northeast corner (Block 4218, Lots 1, 2 and 4), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, January 9, 1948, after due notice by publication in the Bulletin, and laid over from time to time, to March 23, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Eastchester road is in a business use, C area and Class 1¼ height district; Stillwell avenue is in a business use, A and C area, and Class 1½ height districts; the subject site is in a business use, C area and Class 1¼ and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 11, 1947, re N.B. Applic. 406-47 reads:

"1. Proposed Gasoline Service Station and Motor Vehicle Repair Shop in a Business District, is contrary to Article 2, Section 4 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 129.47 ft. front by 95.27 ft. in depth (irregular), presently vacant; that billboard at present is erected upon

the site; that it is proposed to erect a building 40 ft. by 40 ft., one story 13 ft. 6 in. in height, of Class 3 construction, to be used in conjunction with proposed gasoline service station as auto laundry, lubricatorium, office and motor vehicle repair shop; and

WHEREAS, the applicant contends that the site will be suitably landscaped so as to make it very attractive; that Lots 1 and 2 have been owned by the same people for over 18 years and Lot 4 has been owned by present owner for over 40 years; that Eastchester road and Stillwell avenues are both main automobile thoroughfares and because of the peculiar shape of lot and geographical layout on two streets, it makes this location adaptable as a gasoline service station; that on the westerly side of Eastchester road, Blocks 4208, 4214 and 4215 are unimproved and virgin territory; that immediate area is mostly unimproved; that in Block 4219, Lot 5 is an iron factory; Lot 16 on same block is improved with a one-story factory; Lots 1 and 4, Block 4219 is an open storage yard; that the proposed improvement will be beneficial to the immediate area and because of its peculiar shape this lot is adaptable only for the proposed use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7f thereof, for a term of five (5) years, to permit the premises to be occupied as proposed as a gasoline service station *on condition* that the plot shall be leveled substantially to the grade of surrounding streets and shall be arranged substantially as proposed and as indicated on plans filed with this application marked "Received August 8, 1947," three sheets; that there shall be erected along the interior lot line to the north a substantial wall constructed of a 2 ft. high masonry base with an iron picket fence mounted thereon to a total height of not less than 5 ft. 6 in.; that the accessory building shall be arranged and designed substantially as proposed and as shown; that the planting shall be maintained as indicated properly protected with a concrete curb; that pumps shall be erected not nearer than 10 ft. to the building line and shall be of the type as approved for parkways with a masonry base; that at the intersection within the building line there shall be a block of concrete not less than 12" in height and not less than 3 ft. in width; that curb cuts shall be restricted to one curb cut from Stillwell avenue, and two from Eastchester avenue as indicated, each not over 30 ft. in width; that the balance of the plot where not occupied by planting, accessory building, pumps and concrete protection shall be paved with concrete or tarvia; that the number of gasoline tanks installed shall not exceed four (4) 550 gallon tanks as proposed; that signs shall be restricted to a permanent sign attached to the face of the accessory building excluding all temporary signs and all roof signs but permitting the erection within the building line of one post standard for supporting two signs for advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the sidewalks and curbs around the premises shall be constructed to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no repairing shall be carried on on the premises except such repairing under section 7i as can be done with hand tools only; that otherwise the accessory building shall comply with the requirements of the building code; that the boiler room shall be separated from the balance of the building by fireproof construction except that the ceiling may be fire-retarded and enterable only from the exterior; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

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962-47-BZ

APPLICANT—Henry Nordheim, for Silvio Bello, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for five motor vehicles to motor vehicle repair shop.

PREMISES AFFECTED—1495-1497 Inwood avenue, west side, 216.17 ft. north of East 172nd street (Block 2865, Lot 88), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (962-47-BZ)

WHEREAS, Henry Nordheim, for Silvio Bello, owner, filed November 3, 1947, an application under sections 7b, 7c and 7i of the zoning resolution, to permit in business and unrestricted use districts the change in occupancy from garage for five (5) motor vehicles to a motor vehicle repair shop, affecting premises 1495-1497 Inwood avenue, west side, 216.17 ft. north of East 172nd street, (Block 2865, Lot 88), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Inwood avenue is in residence, business and unrestricted use, B area and Class 1¼ height districts; East 172nd street is in a business use, B area and Class 1¼ height district; and the site is in business and unrestricted use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 22, 1947, re Amend. to Alt. Applic. 771-42, reads:

"5. Proposed change of occupancy of the non-fire-proof structure located partly in a business use district and partly in an unrestricted use district from a five-car garage to a motor vehicle repair shop is contrary to Art. 2, Sect. (a) 29, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 46.71 ft. front by 59.29 ft. in depth, irregular, on which is located a building completely covering plot, one story, 12 ft. 6 in. in height, presently used as a five-car garage (non-storage); that it is proposed to change the use to a motor vehicle repair shop; and

WHEREAS, the applicant contends that this site is located in the midst of similar activities—factories, motor vehicles repair shops, carpet cleaning works, garages, laundries, machine shops and other rough trades, all located within the 400 foot area, both north and south along Inwood avenue, which may be verified by the filed diagram; that the area of this building including the outer walls is 1827 square feet, which would be at most a small shop where hardly more than three cars could be accommodated for repair, considering aisle space to allow for work and movement of equipment; that it is conceded no body nor fender work will be done from which noise would result; that the type of work being done will consist of motor tuning, electric work, transmission and differential repairs—no painting or welding; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision b, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use dis-

trict regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7b thereof, to permit the extension of use permitted in the unrestricted district to be extended to the entire lot as proposed and as indicated on plans filed with this application marked "Received November 3, 1947," two sheets, *on condition* that any windows on the lot line within the business use district shall be blocked up and no windows or other openings constructed; that the building shall not be increased in height or area; that the building if used as proposed as a motor vehicle repair shop shall not have any forge, anvils or painting of cars within the portion in the business use district; that all repair work shall be done within the building and shall not include body or fender work; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

1097-47-BZ

APPLICANT—Jacob J. Gloster, for Congregation Hope of Israel, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence use, B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue classrooms and gymnasium.

PREMISES AFFECTED—841-843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx.

APPEARANCES—

For Applicant: Jacob J. Gloster and Victor Gray

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee

Negative 0

THE RESOLUTION (1097-47-BZ)

WHEREAS, Jacob J. Gloster, for Congregation Hope of Israel, owner, filed December 19, 1947, an application under section 21 of the zoning resolution, to permit in a residence use B area district, the erection and maintenance of a building, using more than the area permitted, to be used as a synagogue, classrooms and gymnasium, affecting premises 841 to 843 Walton avenue, west side, 222.27 ft. south of East 161st street (Block 2474, Lots 54 and 55), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 9, 1948, after due notice by publication in the Bulletin, and laid over to March 23, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Walton avenue is in residence and business use districts; East 161st street is in a business use district and site is in a residence use district; all are in B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated December 17, 1947, re N.B. Applic. 875-47, reads:

"2. Proposed structure exceeds the allowable coverage. Article IV, Section 12-b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 52 ft. front by 99.37 ft. in depth, on which is located a building two stories in height to be demolished presently used for classrooms and meeting rooms; that

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is proposed to erect a building 52 ft. front by 88 ft. in depth, (80 ft., typical floor) 3 stories, 58 ft. 6 in. in height, of Class 1 construction to be used as a synagogue, auditorium, classrooms and gymnasium; and

WHEREAS, the applicant contends that the proposed building will be one to conform to the best requirements of the neighborhood; it is opposite the County Courthouse and will be built of limestone and light brick of the most modern design or possibly all of limestone if within the owner's possible budget; that this appeal is respectfully submitted for a variation to permit the erection of the cellar as shown, the first floor to occupy 80.2% of the ground area and the upper floors to occupy 75.2% of the ground area; that the apartment houses on each side of this proposed building occupy over 85% of the depth of their respective lots; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is granted under section 21 thereof, to permit the extension of area coverage as proposed and as indicated on plans filed with this application, marked "Received January 14, 1948," 12 sheets, and revised plans marked "Received March 15, 1948," two sheets, on condition that all existing buildings on the plot shall be razed and the building shall be erected substantially as proposed and as shown and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1-48-BZ

APPLICANT—Paul Friedman, for Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners (A. & F. Stein Cafeteria, Inc. lessee; Garfield Cafeteria, Inc., sub-lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of the first floor of existing building for commercial use (cafeteria-dining room), using more than the area permitted and without the required legal rear yard.

PREMISES AFFECTED—875-883 (873-883 displayed) Flatbush avenue and 2201-2207 Church avenue, northeast corner (Block 5089, Lots 1 to 6, inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1-48-BZ)

WHEREAS, Paul Friedman, for Lillian V. Knorpp, Florence Stryker, Garrett S. Mott and Susie Stein, owners (A. & F. Stein Cafeteria, Inc., lessee; Garfield Cafeteria, Inc., sub-lessee), filed January 2, 1948, an application under sections 7b, 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of the first floor of an existing building for commercial use (cafeteria-dining room), using more than the area permitted and without the required legal rear yard, affecting premises 875-883 Flatbush avenue (873-883 displayed), and

2201-2207 Church avenue, northeast corner (Block 5089, Lots 1, 2, 3, 4, 5 and 6), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin, and laid over to March 23, 1948 for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Flatbush avenue and Church avenue are in a business use, C area and Class 1¼ height district; the site is in residence and business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated December 17, 1947 on Alt. Applic. 4337-47 reads:

"1. Proposed extension to be occupied for commercial use on premises located partly in a business zone and partly in a residence zone is contrary to Article II, Section 3 of the Zoning Resolution.

2. Proposed extension on premises located in a 'C' area zone and occupying the entire surplus area of the plot is contrary to Article IV, Section 13b of the Zoning Resolution.

3. Proposed extension adjoining a Residence District to comply with Article IV Section 17 of the Zoning Res. as to providing a legal rear yard."

and

WHEREAS, the applicant states that the premises consist of a plot, 122 ft. 4 in. frontage by 154 ft. 4 in. in depth (irregular), on which are located six buildings covering the entire Church avenue and Flatbush avenue frontage, three stories, 38 ft. in height, of Class 3 construction; that the entire plot is covered except for a rectangular plot at rear 30 ft. by 60 ft. in depth, enclosed on three sides by a brick wall 8 ft. 8 in. in height, with a 7 ft. 2 in. doorway in rear wall; that the fourth side is separated by existing glass partition, with two 3 ft. doors opening in open plot; that it is proposed to construct a new peaked roof over rear open part of plot, maintaining existing height of brick fence enclosure walls, and to use the area so enclosed for cafeteria-dining room, an extension to existing cafeteria; and

WHEREAS, the applicant contends that out of a total area of 12,110 sq. ft., less than 5% of the property is located within a residence use district; that all of the small portion of the property which is within the residence district is within 10 ft. of the boundary of the business use district; that the use of the proposed extension for cafeteria-dining room purposes would not adversely affect anyone, since the use would be entirely enclosed, so that no odors or noise could be emitted to adversely affect the residential owners on Martense street; that the use of the proposed extension for cafeteria-dining room purposes would not adversely affect anyone since Flatbush and Church avenues are business streets and there would be no increase of pedestrian traffic to adversely affect the owners on Martense street, because normal egress and ingress would be had through the entrances and exits on Flatbush and Church avenues, as heretofore; that the present seating facilities for patrons of the cafeteria are inadequate and there is a need for additional seating capacity to serve meals to students of Erasmus Hall High School and to other patrons attracted to this important shopping and theatrical center; that the proposed restriction of the use of the proposed extension to cafeteria-dining room purposes only (excluding kitchen and service counters therein) will further safeguard the neighborhood against the possibility of the omission of smoke, odors and noise; that the four story apartment house on the north is separated from the existing northerly wall enclosure by a 10 ft. rear yard; that the height of the existing 8 ft. 8 in. northerly wall will not be increased and the proposed peaked roof will slope away from the apartment house as shown on Section A-A of plans filed with this application, so that the light and ventilation of the rear windows of the apartment house will remain undiminished; that the three story Flatbush theater to the south

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has a blank northerly wall broken only by fire exits and fire escapes, so that the proposed variance will not adversely affect it; that the two story frame dwelling to the east is not in any way adversely affected by the proposed variance, as is indicated by the filed consent of the owner; that that residence building fronts on Martense street and the light and ventilation is unaffected by the proposed variance; that the restaurant to the east, to which the proposed use will be accessory, will be benefitted, rather than adversely affected, by the increase of seating capacity for its patrons; that artificial light will be an acceptable substitute for the light cut off by the proposed roof, while an air-conditioning unit will provide ventilation; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 as to area to permit the extension of area as proposed and as indicated on plans filed with this application marked "Received January 27, 1948," five sheets, and under section 7c to permit the extension of the use as a restaurant into the yard as proposed *on condition* that the existing walls and exit as shown and as formerly permitted by the borough superintendent shall be continued and a roof may be constructed over the space as proposed and as indicated on such space; that no additional openings shall be constructed in the enclosing walls; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

10-48-BZ

APPLICANT—Charles M. Spindler, for Norman Cleaners and Dyers, Inc. owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the extension to existing dry cleaning plant, to be used as a filter room.

PREMISES AFFECTED—417-425 West 219th street, north side, 122 ft. 7½ in. east of Broadway and 5126-5132 Broadway and 416-420 West 220th street (Block 2215, Lots 803, 810, 811, 831 and 835), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (10-48-BZ)

WHEREAS, Charles M. Spindler, for Norman Cleaners and Dyers, Inc., owner, filed January 7, 1948, an application under section 7c of the zoning resolution, to permit in business and unrestricted use districts, the extension to existing dry cleaning plant, to be used as a filter room, affecting premises 417-425 West 219th street, north side, 122 ft. 7½ in. east of Broadway and 5126-5132 Broadway applicable thereto.

and 416-420 West 220th street (Block 2215, Lots 803, 810, 811, 831 and 835), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 219th street, is in business and unrestricted use, A area and Class 1½ height districts; Broadway is in a business use, A and B area and Class 1½ height district; West 220th street is in business and unrestricted use, A area and Class 1½ height districts; the site is in business and unrestricted use, A area and Class 1½ height districts; and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 200 ft. in depth, irregular, on which is located a building 121 ft. by 100 ft. in depth, irregular, one story, 14 ft. in height, of Class 3 construction, presently used as a dry cleaning plant; that it is proposed to erect a one story (14 ft.) extension 15 ft. 8 in. by 50 ft. along the westerly side of existing building, to be used to house the filters which are part of present dry cleaning system; and

WHEREAS, the applicant contends that the dividing line between the unrestricted and business zones will cut diagonally through the proposed extension, so that the extension will project only about 7 ft. into the business zone at the south end, and 15 ft. 8 in. into the business zone at the north end; that the extension will be located 50 ft. from West 219th street, and approximately 90 ft. from Broadway; that the existing metal garages on Lot 801 will conceal the extension from view from the south; that the grade in this area slopes downward from Broadway towards the Harlem river which is about 500 ft. east of the site; that due to this grade condition, only 7 ft. of the height of the new extension will be visible from Broadway; that within the entire 500 ft. radius shown on the block diagram, there is not a single dwelling; that the section is entirely industrial in character, with many non-conforming uses within the business district; that the existing dry cleaning washers are located along the west wall of the plant, as indicated on the first floor plan; that the circulating pumps are located at the northwest corner of the building, while the filters are located along the east wall of the deterging room, about 50 ft. from the pumps and washers; that during normal operation, there is a constant and continuous circulation of solvent from the washers through the filters and back to the washers; that with the long run of piping now involved, the friction loss naturally reduces the efficiency of the plant; that the new extension will permit the grouping of this machinery so as to reduce piping runs to a minimum; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the extension of the building into the more restricted area as proposed and as indicated on plans filed with this application marked "Received January 7, 1948," 5 sheets, *on condition* that such extension shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the use of the building as proposed for the filtering shall be as approved by the department having jurisdiction; that no windows shall be erected in the walls; that the windows as shown shall be eliminated and that any ventilating shall be by means of roof skylight or ventilating system or both; that such fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all respects the building and occupancy shall comply with all laws, rules and regulations

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123-48-BZ

APPLICANT—Abraham L. Hyman, for Tombarel Products Corp., owner (Jordan Samuel, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years.

PREMISES AFFECTED—111-115 East 24th street, north side, 144 ft. east of 4th avenue (Block 880, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham L. Hyman.

For Opposition: N. Uselaner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (123-48-BZ)

WHEREAS, Abraham L. Hyman, for Tombarel Products Corporation, owner (Jordan Samuel, lessee), filed February 16, 1948, an application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a period of two (2) years, affecting premises 111-115 East 24th street, north side, 144 ft. east of 4th avenue (Block 880, Lot 9), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 24th street, 4th avenue and the site are in a business use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent dated February 2, 1948 on Alt. Applic. 66-48 reads:

"1. The parking and storage of more than 5 motor vehicles in a business use district is not permitted by Sec. 4a (15) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 98 ft. 9 in. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles and to install a caretaker's office 10 ft. by 10 ft., one story in height, of Class 4 construction; that it is further proposed to install a 15 ft. curb cut and to fence the plot with woven wire; and

WHEREAS, the applicant contends that there are considerably large office and factory buildings in the immediate neighborhood and the occupants thereof and visitors to said buildings are in great need of parking space in the area; that there are some garages in the neighborhood, but are filled to capacity at all times and they have been turning down requests of automobile owners and users for parking space therein, solely because of their inability to park more motor vehicles; that the result is that the streets are being used for parking; that the buildings on the premises were demolished in about August 1946; that it is inadvisable at the present time to construct buildings on the premises due to the high cost and scarcity of materials and the high cost of labor; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h therefore, for a term of two (2) years to permit the premises to

be occupied for the parking and storage of motor vehicles, on condition that the plot shall be leveled substantially to the grade of East 24th street and shall be surfaced with clean gravel, steam cinders or other suitable material, properly rolled and treated with a binder; that on the interior lot lines where walls of adjacent buildings do not occur, there shall be erected a woven wire fence not less than 5 ft. 6 in. in height of the chain link type with anchored steel posts; that a similar fence shall be erected along the street building line, except for an entrance as shown on plans filed with this application marked "Received February 16, 1948," not over 15 ft. in width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be erected a building not over one story in height and not over 100 sq. ft. in area, solely for an office and shelter for the attendant; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that no signs shall be erected on the premises, except there may be a sign advertising the parking and storage use attached to the fence near the entrance, provided such sign does not extend beyond the building line and is not over 15 sq. ft. in area with curb cut opposite not over 15 ft. in width; that such sign may also advertise the rates charged and such information as may be required by the Commissioner of Licenses; that all permits shall be obtained and all work completed within two (2) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

754-47-A

APPLICANT—Imre Chairman, for Henry D. Greenberg, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—177-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. for further consideration.

97-48-A

APPLICANT—F. S. Webster Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner re: storage, sale and use of inflammable mixture known as Multikopy Duplicating Fluid in one gallon glass containers (capacity of containers not in conformity with Administrative Code).

APPEARANCES—

For Applicant: V. Stoddard Bigelow.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to April 6, 1948 at 10 A. M. for applicant to furnish Board with constituent elements of material and percentage of inflammable materials in the compound.

109-48-A

APPLICANT—R. H. Macy & Co., Inc., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—89-22 165th street, 89-21 164th street and 164-10 89th avenue, south side, from 164th to 165th streets (basement); (Block 9794, Lot 48), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph R. Shaw and M. M. Hoyt.

For Administration: E. A. Meyer, Fire Dep't.

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ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (109-48-A)

WHEREAS, R. H. Macy & Co., Inc., owner, filed February 4, 1948, an appeal from an order and a decision of the fire commissioner, affecting premises 89-22 165th street, 89-21 164th street, 164-10 89th avenue, south side, from 164th to 165th streets (Block 9794, Lot 48), Jamaica, Borough of Queens; and

WHEREAS, Order 11233-LC issued by the fire commissioner November 14, 1947 and repeated in a decision of the fire commissioner dated January 7, 1948 reads:

"With reference to your application for a permit for the storage and sale of ammunition on these premises, please be advised that a permit for same cannot be issued since the above premises is used as a place of public assembly and also for the storage and sale of paints, varnish, drugs and other materials of a highly inflammable nature.

1. You are, therefore, ordered to discontinue the storage and sale of more than 200 small arm cartridges on these premises. C19-38,0-d, Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 22 ft. 6 in. in height, 187 ft. 6 in. by 266 ft. 2 in. in area, of Class 1 construction, erected in 1947, located in a retail use, B area, Class 1½ height district, used and occupied since 1947 as a department store with automobile parking on the roof; that the building is equipped with a two source sprinkler system, an interior fire alarm system and regular monthly fire drills are maintained; that there are 7 interior stairs, 3 ft. 8 in. to 9 ft. 2 in. in width, enclosed in 6 in. cinder block, equipped with one hour self-closing fireproof doors and leading direct to street; and

WHEREAS, the applicant states that application was made to the Fire Department to store ammunition in the following amounts: 25,000 shot gun shells not exceeding #8 gauge, 50,000 rifle cartridges not exceeding 45 caliber, 5,000 small pistol cartridges, 5,000 blank cartridges not exceeding 45 caliber; that the applicant does a considerable volume of business in sporting goods; that if unable to store for sale, the ammunition requested, it would be unable to give proper service to the large number of customers dealing with it because of its reputation in the sporting goods field; that during the busy season of the year, the ammunition stored will be in the amounts requested in the application filed with the fire commissioner; that during the remaining portion, the requirements will be as follows: 15,000 shot gun shells not exceeding #8 gauge, 50,000 rifle cartridges not exceeding 45 caliber, 5,000 small pistol cartridges, 1,000 blank cartridges not exceeding 45 caliber; that the sporting goods department is located in the basement; that ammunition is sold in one corner of the department; that all of the ammunition stock with the exception of a small amount kept under the selling counter would be in an approved steel cabinet in a small room in a corner of the sporting goods department; that this cabinet would be kept locked except when ammunition is removed to meet selling requirements; that the room in which the cabinet will be located will contain general sporting goods merchandise consisting mainly of fishing tackle; that no other explosives will be kept on the floor where the sporting goods department is located; that no part of the building is used for paint store, pawn shop, stationery store nor are cigars, cigarettes, tobaccos, liquor or fireworks sold anywhere on the premises; that there are no highly inflammable materials close to the ammunition storage; that a drugstore is maintained on the ground floor on the 165th street side which is far removed from the ammunition storage location; that there are no open flames near the place where the ammunition will be kept; that all precautions will be taken to safeguard the ammunition and

there will be no increase in fire hazard in connection with its storage or sale.

Resolved, that the order of the fire commissioner, Order 11233-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the application shall not exceed the quantities as proposed and shall be maintained as proposed that only such quantities in the display cases as are the minimum necessary for exhibition and the balance of the stock as proposed shall be maintained in a steel cabinet which shall be kept locked; that the sprinkler system and other fire fighting appliances shall be maintained as the fire commissioner shall direct; that the shelves in the cabinet shall be of the slatted design and a sprinkler head connected to the sprinkler system shall be installed within the cabinets; that the storage shall be maintained to the satisfaction of the fire commissioner.

Adjourned: 1:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 23, 1948, at 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

971-47-A

APPLICANT—Charles P. Rogers & Co., Inc., lessee, for Gord Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Sims Read.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (971-47-A)

WHEREAS, Charles P. Rogers & Co., Inc., lessee, for Gord Realty Corporation, owner, filed November 5, 1947, an appeal from an order and decision of the fire commissioner, affecting premises 1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan; and

WHEREAS, Order 36890-LF, issued by the fire commissioner January 7, 1946, reads:

"1. Install an approved wet automatic sprinkler system throughout the building having at least one source of water supply. Ch. 19-161.0 Adm. Code."

and

WHEREAS, said order was referred to in a decision of the fire commissioner dated October 8, 1947, which reads:

"In reply to your request for reconsideration on item 1 of Order 36890-LF, in view of the combustible material stored and used on the premises your request is denied."

and

WHEREAS, the applicant states that the building is two stories and basement (32 ft.) in height; 142 ft. 6 in. by 101 ft. 5 in. in area; of Class 1 construction; erected 1928; located in an unrestricted use B area, Class 1½ height district and used and occupied since 1934: cellar, boiler room; basement, office, shipping and upholstering, garage

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for storage of two (2) trucks, 12 persons; 1st floor, mattress manufacturing and box springs, 40 persons; 2nd floor, cylinder plating, 10 persons; that the building is equipped with an approved standpipe system, interior fire alarm system and regular monthly fire drills are maintained; that there are two interior fireproof stairs, one 3 ft. and the other 3 ft. 8 in. wide, from bulkhead direct to street and one fire escape on the 2nd avenue side extending to street by drop ladder; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that no garnetts or other spark producing devices are used in the business; that a limited quantity of cotton felt is kept in bales; that loose felt is kept in fireproof receptacles with self-closing lids; that the building is fireproof and provided with adequate exits; that there are 14 fire extinguishers on the lower two floors; that the building is only 2 stories and basement in height and is accessible in case of fire as the adjoining buildings are of the same height; that only one vertical opening other than the fireproof stairs is maintained which opening is 5 ft. by 10 ft. enclosed in fireproof partitions with automatic self-closing fireproof door; that this opening houses a chute for mattresses from 1st floor to shipping department on basement floor; that an interior fire alarm and standpipe system are installed; that monthly fire drills are conducted by a licensed drill conductor.

Resolved, that the decision of the fire commissioner re Order #36890-LF be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be arranged as indicated on plans filed with this appeal, marked "Received December 29, 1947," and revised plans, marked "Received March 16, 1948," showing the following additional work to be done: Construction of a fireproof room with fireproof self-closing doors to store combustible materials other than those used for daily operation and protected with sprinkler heads which may be fed from the 4 in. water main in the building; that the present standpipe system located in the hallway and two additional outlets shall remain as shown on revised plans with additional fire extinguishers to be installed on the 1st floor and basement as the fire commissioner shall direct; that the loading platform to East 91st street now constructed of wood over the ramp to be reconstructed with incombustible materials; that all doors leading to stairways shall be made self-closing and at all times kept unobstructed; that the opening between the first floor and the cellar shall be protected with a fire door equipped with fusible link so arranged without interference so as to close immediately upon the fusing of the link; that this variance shall continue only so long as the occupancy remains as proposed and is maintained to the satisfaction of the fire commissioner.

1058-47-A

APPLICANT—Julius S. Rapson, for Ideal Novelty & Toy Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-02 Jamaica avenue, south side, 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson, F. A. Lucian and Carl L. Beal.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1068-47-A)

WHEREAS, Julius S. Rapson, for Ideal Novelty & Toy Company, owner, filed November 26, 1947 an appeal from

a decision of the borough superintendent, affecting premises 184-02 Jamaica avenue, south side, 330.56 ft. east of 183rd street (Block 10352, Lots 66, 70 and 71), Hollis, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated November 25, 1947 on Alt. Applic. 2050-47 reads:

"1. The proposed alteration is contrary to the provision of the resolution adopted by the Board of Standards and Appeals on January 3, 1945, under Cal. No. 143-44-A, which states that the permissible occupancy of the 2nd story is 85 persons.

2. The proposed alteration is contrary to the resolution adopted by the Board of Standards and Appeals under Cal. No. 667-44-A, in that

A. The area of the building must not be increased." and

WHEREAS, the applicant states that the building is two stories, 40 ft. in height, 60 ft. 10¾ in. by 250.20 ft. in area, of Class 5 construction, located on a lot 635 ft. by 300 ft. in area, in an unrestricted use C area Class 1 height district and used and occupied since 1945 as follows: 1st floor, machine shop, manufacturing rubber dipped novelties and boiler room, 50 persons; 2nd floor, manufacturing latex (rubber dipped) novelties and toys, 85 persons; proposed to be used and occupied as follows: 1st floor, same, 50 persons; 2nd floor, same, 150 persons; that the building is equipped with a one source sprinkler system throughout, an interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. steel, masonry-enclosed stairways, equipped with kalamein self-closing doors leading from 2nd floor to street and provided with a ladder and scuttle to roof and a fire escape extending to roof by ladder and to yard by stairs with egress to street through yard; that windows and doors in the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation 1739 issued May 8, 1947 was for occupying the building contrary to resolution adopted by the Board permitting temporary use; and

WHEREAS, C.O. Q33318 issued September 24, 1945 permitted the use of the first floor for factory with an occupancy of 150 persons and the second floor for non-combustible storage with an occupancy of 10 persons, in accordance with resolution adopted by the Board under Cal. 143-44-A; and

WHEREAS, the owner was convicted and fined in Magistrates Court on a charge of violation of the Administrative Code on December 2, 1947; and

WHEREAS, it is now proposed to increase the occupancy of the 2nd floor to 150 persons and to erect a 21 ft. by 30 ft. masonry extension on the 1st floor loading platform; that such extension is to be used for dipping manufactured articles in chlorinated water which is an essential part of the latex process; and

WHEREAS, the applicant states that no new frame partitions will be constructed and any new partitions installed will be of metal; that aisles leading to the stairways will have metal partitions both sides; that existing interior partitions are of wood or wood and glass; that partitions around the stock rooms and separating departments are of 2 in. by 4 in. wood studs covered with wire mesh; that the building will in all other respects comply with the building code and the labor law; and

WHEREAS, under Cal. 143-44-A the Board modified the provisions of the building code to permit the erection of a new second floor within an existing one story metal building for a temporary use during the war emergency and for not more than six months thereafter and varied the Labor Law to accept the then existing exit conditions and waived the requirement for the installation of a standpipe system in view of the temporary nature of the building and the proposed temporary use and occupancy on condition that portable fire-fighting appliances be maintained; and

WHEREAS, under Cal. 667-44-A the Board permitted the maintenance of wood partitions; and

WHEREAS, the premises were inspected by a committee of the Board.

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Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2050-47, objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be maintained substantially as proposed and indicated on revised plans filed with this appeal, marked "Received March 6, 1948" and "March 18, 1948," 3 sheets; that all exits shall be maintained in conformity with the requirements of the Code, as shown on such revised first floor plan, marked "Received March 18, 1948," including the exit from the rear yard as indicated and the new stair maintained from the second floor in place of the straight ladder as previously required under Cals. 143-44-A and 667-44-A; that the sprinkler and fire alarm systems and monthly fire drills shall be maintained to the satisfaction of the fire commissioner; that the number of persons on each floor of the building shall not exceed the number permitted by the exits; that any use of chlorine shall be subject to approval by the fire commissioner; that this variance shall continue only so long as the building is occupied as proposed and indicated on such plans and in accordance with the requirements of this resolution.

37-48-A

APPLICANT—Lama and Proskauer, for Abraham Wolk, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2707 Newkirk avenue and 1235-1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (37-48-A)

WHEREAS, Lama and Proskauer, for Abraham Wolk, owner, filed January 13, 1948, an appeal from a decision of the borough superintendent, affecting premises 2702 Newkirk avenue and 1235 to 1243 Rogers avenue, southeast corner (1st floor); (Block 5214, Lot 37), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated January 8, 1948 on Alt. Applic. 4846-47, reads:

"1. Proposed business use in existing frame dwelling is contrary to Section 4.2.1 of the Building Code."
and

WHEREAS, the applicant states the building is two stories, 25 ft. 6 in. in height; 20 ft. by 62 ft. 1½ in. in area, of Class 4 construction; erected 1921; located in a business use, C area Class 1¼ height district, and used and occupied since 1921 as a two family dwelling; that it is proposed to be used and occupied as follows: cellar, boiler room and storage; 1st floor, dwelling, 1 family and one store, 4 persons; 2nd floor, dwelling, 1 family, 4 persons; that the building is equipped with one 3 ft. wide wood stairs, enclosed in partitions of wood studs, wood lath and plaster, equipped with wood doors which are not self-closing; that a ladder and scuttle to roof is provided; and

WHEREAS, C.O. 10078, issued October 31, 1921, permits the use of the building as a two family dwelling; and

WHEREAS, the applicant contends that the premises are improved with a two family dwelling and a two car garage at the rear; that it is proposed to install a store on the 1st floor for a depth of 42 ft.; that the present frame exterior walls on the 1st floor will be removed and new brick walls erected on the two street facades; that the easterly wall

is now masonry; that the southerly interior wall of the store, the hall partition on the store side and the store and cellar ceilings will be fire retarded with metal lath and ¾ in. portland cement plaster; that the cellar stairs leading to the store will be enclosed with 4 in. t.c. blocks at the cellar level and provided with a fireproof self-closing door; and

WHEREAS, the applicant contends that in view of the fact that the premises are in a business use zone and the exterior walls of the store will be masonry and all other interior walls of store will be fire retarded and that the non-hazardous use as a drug store will be installed, that it is requested that this application be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4846-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the premises shall be altered and maintained substantially and as indicated on plans filed with this appeal, marked "Received January 13, 1948" (5 sheets) and in addition that a door shall be constructed as a second means of exit from the rear of the store to Rogers avenue; that such door shall not exceed 3 feet in width; that such portable fire-fighting appliances shall be maintained within the store space and cellar thereto as the fire commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

96-48-A

APPLICANT—Harvey Wiley Corbett, for 1st M. E. Church, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-04 164th street, southwest corner of Highland avenue (Block 9772, Lot 54), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Clifford F. Hart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (96-48-A)

WHEREAS, Harvey Wiley Corbett, for 1st Methodist Episcopal Church, owner, filed February 5, 1948, an appeal from a decision of the borough superintendent, affecting premises 87-04 164th street, southwest corner of Highland avenue, (Block 9772, Lot 54), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated January 14, 1948, on Alt. Applic. 23-48, reads:

"1. Proposed change of use of frame residence building to public use (church & school) is contrary to sect. 4.2.1 of Building Code.

2. Exits from ground floor and rooms at ground floor do not lead direct to street. Sect. 6.1.2.2.2.

3. It is unlawful to use more than two stories for living quarters—contrary to sect. 8.7.2.1."

and

WHEREAS, the applicant states the building is three stories, 30 ft. in height, 30.25 ft. by 55.5 ft. in area, Class 4 construction, erected prior to 1905, located in a residence use, F area, Class 1 height district, used and occupied as a one family dwelling; proposed to be used and occupied: Cellar, storage; 1st floor, prayer meeting room, 58 persons; 2nd floor, Parson's apartment, 1 family; 3rd floor, Sexton's apartment, 1 family; that the building is equipped with one 4 ft. wide frame stairs, frame enclosed, equipped with wood doors which are not self-closing; and

WHEREAS, the applicant contends that when the building was used as a private residence there were maids' rooms on

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the 3rd (attic) floor; that the proposed church floor will be confined to the first floor only, having adequate exits to the exterior; that the proposed use of the second floor will be for the exclusive use of the Pastor for residence and the third floor for exclusive use of the Sexton; that in view of the fact there are three exits from the first floor leading directly to grade, the Board is requested to accept this condition as to the use of 2nd and 3rd floors for Pastor's apartment and Sexton's apartment, and that the owner is willing to make such provisions as the Board deems necessary to provide adequate egress from the 3rd floor apartment; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the application should not be granted.

Resolved, that the decision of the borough superintendent re Alt. Applic. 23-48, objections 1, 2 and 3, be and it hereby is affirmed and that the appeal be and it hereby is denied.

121-48-A

APPLICANT—American Seal Kap Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—11-22 44th road, south side, 140 ft. east of 11th street (3rd floor); (Block 447, Lots 21, 31 and 32), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Frank M. Rees.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (121-48-A)

WHEREAS, American Seal Kap Corporation, owner, filed January 24, 1948, an appeal from a decision of the fire commissioner affecting premises 11-22 44th road, south side, 140 ft. east of 11th street (Block 447, Lots 21, 31 and 32), (3rd floor) Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner dated December 18, 1947, reads:

"This will acknowledge receipt of your letter of December 15th wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is three stories, 45.87 ft. in height; 110 ft. by 100 ft. in area; of Class 3 construction; erected 1947; located in an unrestricted use B area, Class 1½ height district and used and occupied since 1947, 1st floor, shipping and storage, 8 persons; 2nd floor, wrapping, 30 persons; 3rd floor, art department, medical, lockers and lunchroom, 100 persons; that no change in use or occupancy is proposed; that the building is equipped with a two source sprinkler system, an approved standpipe system and an approved interior fire alarm system; that there is one interior 8 ft. 5½ in. wide steel and concrete stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from roof to street and there is also a horizontal egress through adjoining building; and

WHEREAS, Certificate of Occupancy 40391, issued May 12, 1947, upon completion of Alt. Applic. 2249-45, permits the use of building throughout as factory with 10 persons on the 1st, 45 on the 2nd and 105 persons on the 3rd floor; and

WHEREAS, the applicant states that to provide eating facilities for its employees and to conform with Health

Department regulations it is proposed to provide a room on the 3rd floor of the new wing, separated by adequate walls and fire doors from all manufacturing operations; that it is in this room where permission is sought to smoke; that the sprinkler system in this room will conform with the requirements of the fire commissioner; that two fire extinguishers have been installed on uprights and eight fire pails in convenient places on the walls; that in view of these facts it is requested that the Board grant permission for employees to smoke in the 3rd floor recreation room as indicated on plans filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the fire commissioner, dated December 18, 1947, and that the appeal be and it hereby is granted on condition that no smoking shall be done throughout the premises except within the proposed recreation room on the 3rd floor, as indicated on drawings filed with this appeal, marked "Received January 24, 1948" (4 sheets); that the sprinkler system shall be maintained throughout the building and in this room as proposed and to the satisfaction of the fire commissioner; that such signs permitting smoking in such spaces as herein permitted, shall be posted as the fire commissioner shall direct; that proper receptacles shall be maintained as the fire commissioner shall direct for smokers' refuse; that no kitchen shall be maintained in connection with such recreation room and no cooking carried on; and that this variance shall be permitted only so long as conditions are maintained as proposed and as herein permitted.

125-48-A

APPLICANT—Herman E. Horwood, for Loft Holding Company, owner (Berley & Co., Inc., Managing Agents); (Arthur Schachner, lessee, d/b/a Saks Fur Company).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—143-145 West 29th street, north side, 298 ft. 7 in. east of 7th avenue (2nd floor); (Block 805, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (126-48-A)

WHEREAS, Herman E. Horwood, for Loft Holding Company, owner, Saks Fur Company, lessee, filed February 11, 1948, an appeal from a decision of the fire commissioner, affecting premises 143-145 West 29th street, north side, 298 ft. 7 in. east of 7th avenue (2nd floor); (Block 805, Lot 17), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated January 16, 1948, reads:

"In reply to your letter of January 10, 1948, you are advised that the Fire Commissioner is without authority to grant you permission to keep any door leading into or out of your factory locked, bolted or fastened during working hours, as per Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is 12 stories, 149 ft. 7 in. in height, 47 ft. 6 in. by 94 ft. in area at 1st floor, 47 ft. 6 in. by 90 ft. in area at typical floor, fire proof construction, erected in 1907, located in an unrestricted use, B area, Class 2 height district; used and occupied since 1941 without a certificate of occupancy, as follows: Cellar, boilerroom and storage, 3 persons; 1st floor, stores, 12 persons; 2nd to 7th fls., inc., fur manufacturing,

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6 persons on the 2nd and 30 on each of the 3d, 4th, 5th, 6th and 7th floors; 8th floor, fur and dress manufacturing, 30 persons; 9th to 12th floors, inc. fur manufacturing, 20 persons per floor, that no change in use or occupancy is proposed; that the building is equipped with a two-source sprinkler system throughout, an approved standpipe system, one 36 in. wide interior stairs of steel stringers and marble steps, enclosed in fireproof blocks and with fireproof, self-closing doors and leading from roof directly to street and one fire escape at the rear leading to roof by stair with egress from its lower termination through fireproof passageway; that windows and doors on the course of fire escape are fireproof, self-closing; and

WHEREAS, the applicant contends that the sprinkler system is equipped with a central office supervisory alarm and there is a central office box in the first story hall; that the 2nd floor has been occupied by this tenant since 1941 and inspectors of the State Labor Department, Department of Housing and Buildings and the Fire Department have found no fault until the fire inspector issued a summons; that the door in question is within the loft and is provided with an ordinary lock with push button so that the door can be set so that it cannot be opened from the interior lobby without the latch being released by the occupant of the office; that the door can always be opened from the inside by simply turning the knob; that this was installed at the suggestion of the Burglar Insurance Co., as there is about \$250,000 worth of furs stored on the second story; that both the Department of Housing and Buildings, which has jurisdiction over exits, and the State Labor Department have inspected the premises and have stated by letters, copies of which are filed with this appeal that there is no violation of the State Labor Law; that in view of the fact this burglar protection does not prevent egress at any time, it is requested the Board grant this appeal; that the applicant is willing to install a panic bolt on the inside of the door in question if the Board so directs; and

WHEREAS, under Cal. 953-17-S the Board granted a modification of the Labor Law so as to permit the omission of the fire alarm and drill in this building.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the fire commissioner dated January 16, 1948, and that the appeal be and it hereby is *granted on condition* that the only doors which may be locked are the doors as proposed and indicated on plans filed with this appeal, marked "Received February 11, 1948" applying to the second floor only and also including the double doors shown thereon leading from elevator lobby into showroom; that such doors shall always be openable for occupants within the front and rear portion of the premises for access to the main interior stair; that such doors shall be fitted with panic bolts on the loft side; that the total number of persons employed on the second floor shall not exceed six, but not more than five actually engaged in manufacturing; that a push button shall be maintained in the lobby to ring a bell in the office space; that the sprinkler system and other fire-fighting appliances shall be maintained to the satisfaction of the fire commissioner and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

133-48-A

APPLICANT—James C. Mackenzie, for New York City Housing Authority, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue W, south side and Batchelder street, west side (Blocks 7405, 7406 and 7407, Lots 1001, 1 and 101; Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Sheepshead Bay Houses, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Rosenfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (133-48-A)

WHEREAS, James C. Mackenzie for New York City Housing Authority, owner, filed February 17, 1948, an appeal from decisions of the borough superintendent, affecting blocks Avenue X, north side, Nostrand avenue, east side, Avenue W, south side and Batchelder street, west side (Blocks 7405, 7406, 7407, 7387 and 7388), Sheepshead Bay Houses, Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated January 30, 1948, on N.B. Applications 1799 to 1816-47, inclusive, reads:

"19. Incinerator openings on public halls to be provided with 1 hour test self-closing fire doors and trim besides hopper doors."

and

WHEREAS, the applicant states the buildings will be six stories in height, of Class 1 construction, occupied as Class A multiple dwellings; and

WHEREAS, the applicant states that the incinerators are of a non-fuel fired type and therefore not subject to the same degree of heat or fire hazard as fuel oil fired incinerators; that the incinerator opening will be provided with self-closing hopper doors and frames having a one hour fire test rating and therefore it is unnecessary to add any further protection; that in accordance with the code any hopper service door placed a foot or more off the required lines of egress travel would be acceptable without the use of a protective door; that this would not therefore be construed to give any more protection to the egress enclosure in which most incinerator openings are located; that in buildings where such protective doors have been installed, said doors have not only been a continual nuisance to the tenants by interfering with the convenient operation of the hopper door but also have been the cause of people spilling refuse, thereby creating an unsanitary condition; that people's clothes become soiled every time they use the incinerator as they must lean against the protective door to hold it open; that in general this additional door is very impractical; that most buildings heretofore using this protective door have been of non-fireproof construction, whereas all these buildings will be Class 1 fireproof structures.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 1799 to 1816-47, inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to objection 19, *on condition* that the incinerator hopper assembly shall be of a type as submitted to the Board and as meeting the test requirements for one-hour rating; that such assembly shall be self-closing; that the facing of the hopper doors shall be machined and ground smooth so as to insure a tight-fit to the frame and flanged so as to make it reasonably smoke-tight; that in addition there shall be a sprinkler line installed which may be fed from the house water supply with one head located at the ceiling directly over the hopper door on each floor.

136-48-A

APPLICANT—Avion Instrument Corp. (lessee) for Twenty-Fourth Street Properties, Inc., owner (Adams & Co. Real Estate, Inc., Managing Agents).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—121 East 24th street, north side, 150 ft. west of Lexington avenue (11th floor); (Block 880, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Flora H. Giaccio.

For Administration: Peter Maher, Fire Dep't.

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ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (136-48-A)

WHEREAS, Avion Instrument Corporation, lessee, for Twenty-Fourth Street Properties, Inc., owner, filed January 31, 1948, an appeal from a decision of the fire commissioner, affecting premises 121 East 24th street, north side, 150 ft. west of Lexington avenue (Block 880, Lot 14), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated January 8, 1948, reads:

"In reply to your request to lock the fire exit doors on the floor side of the above premises, you are advised that Section 272, Subdivision 3 of the State Labor Law requires that no door leading into or out of any factory or any floor thereof shall be locked, bolted, or fastened during working hours. Therefore, your request must be denied."

and

WHEREAS, the applicant states that the building is 12 stories, 145 ft. in height; 50 ft. by 98 ft. in area, of Class 3 construction; erected 1912; located in an unrestricted use, B area, Class 1½ height district and used and occupied since July 1947 as follows: basement, boiler room and "Miller Harness," 20 persons; 1st floor, store, 10 persons; 2nd floor, library, 20 persons; 3rd floor, printing, 15 persons; 4th floor, radio equipment and repair, 15 persons; 5th and 6th floors, medical supplies, 10 persons on 5th and 12 on 6th floors; 7th floor, office, and stockrooms for medical supplies, 10 persons; 8th floor, storeroom for toys, 3 persons; 9th floor, hospital supplies, 12 persons; 10th floor, toy manufacturer, 50 persons; 11th floor, drafting room, office and machine shop for engineering work, 20 persons; 12th floor, medical supplies; that no change in use or occupancy is proposed; and

WHEREAS, the applicant contends that the occupants of the 11th floor are doing classified work for the U. S. Navy and the inspector of naval material ordered the exit door leading to the fire escape and the exit door to the west of the laboratories kept locked from the outside at all times; that it is therefore requested the Board grant the modification of the Labor Law so as to permit these doors to be kept locked from the outside.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the fire commissioner dated January 8, 1948, and that the appeal be and it hereby is granted on condition that the door to the stairway on the 11th floor, as proposed and as indicated on plan filed with this appeal, marked "Received January 31, 1948" shall be equipped with an approved panic bolt on the loft side so that the door shall at all times be openable; that the door may be locked on the stairway side, provided there is a push button maintained, ringing a bell within the 11th floor; that the fire exit door to the exterior fire escape balcony shall remain openable at all times; that the occupancy of the entire 11th floor shall not exceed twenty (20) persons; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

145-48-A

APPLICANT—Oscar I. Silverstone, for Allied Federation Corp. & R. & F. Building Corp., owners.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—56-30 to 56-40 194th street, northwest corner of Underhill avenue, 192-06 to 192-14 56th avenue, southeast corner of 192nd street and 192-17 to 192-37 Underhill avenue, north side, 147 ft. west of 194th street and 147 ft. east of 192nd

street (Block 5678, Lots 34, 37, 40, 2, 5, 7, 42, 44, 46, 48, 50 and 52), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Oscar I. Silverstone.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (145-48-A)

WHEREAS, Oscar I. Silverstone for Allied Federation Corporation and R. & F. Building Corporation, owners, filed February 20, 1948 an appeal from decisions of the borough superintendent, affecting premises 192-17 to 192-37 Underhill avenue, north side, between 192nd and 194th streets, 56-30 to 56-40 194th street, northwest corner of Underhill avenue, and 192-06 to 192-14 56th avenue, south side, east of 192nd street (Block 5678, Lots 2, 5, 7, 34, 37, 40, 42, 44, 46, 48, 50 and 52), Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated February 20, 1948 on N.B. Applications 7232 and 7243-47, read:

"1. The erection of a frame structure, a portion of which extends into the fire limits is contrary to Art. 4.1.2. B.C."

and

WHEREAS, the decisions of the borough superintendent dated February 20, 1948 on N.B. Applications 7233 to 7242 inclusive, read:

"1. The erection of a frame structure in fire limits is contrary to Art. 4.1.2 B.C."

and

WHEREAS, the applicant contends that the dwellings in question are part of a development which will consist of 84 dwellings which will sell at a price under \$10,000 to veterans; that the exteriors of the buildings will be covered on all four sides with asbestos shingles on wood siding; that the houses will be detached on lots with a minimum frontage of 40 ft. and will be so located on the lots as to provide a distance of not less than 14 ft. between buildings which will provide greater safeguard against the spread of fire than if attached masonry dwellings were erected as permitted; that the dwellings will comply in all respects with the Administrative Building Code for similar buildings erected outside the fire limits; that any garages erected on these lots will be accessory to the dwellings and will be of class 3 construction; and

WHEREAS, the premises are located partly in a C and partly in a D area residence use district.

Resolved, that the decisions of the borough superintendent, acting on N.B. Applications 7232 to 7243-47, inclusive, objection 1, be and they hereby are modified and that the appeal be and it hereby is granted on condition that the buildings shall be constructed substantially as proposed and as indicated on plans filed with this appeal marked "Received February 20, 1948" (2 sheets) and shall comply as to location with the requirements for a D area district and shall be limited in occupancy to one family each; that in all other respects the buildings and occupancy shall comply with all laws and rules applicable.

225-48-A

APPLICANT—George G. Miller, for Irving Wenig & Sons Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—226-230 Manida street, east side, 150 ft. south of Vcile avenue (Block 2777B, Lots 186 and 194), Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Miller.

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For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (225-48-A)

WHEREAS, George G. Miller for Irving Wenig & Sons, Inc., owner, filed March 12, 1948 an appeal from a decision of the borough superintendent, affecting premises 226-230 Manida street, east side, 150 ft. south of Veile avenue (Block 2777B, Lots 186 and 194), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated February 20, 1948 on amendment to Alt. Applic. 323-45 reads:

"1. Provide two enclosed stairways from second floor, leading directly to the street, as per Sec. 270 of the Labor Law.

"2. Second floor construction must be adequate to sustain a liveload of 120 lbs. per square foot, as per Sec. 7.3.2.2, of the Building Code."

and

WHEREAS, the applicant states that the building is one story, 14 ft. in height, 300 ft. by 100 ft. in area, of class 3 construction, erected in 1938, located in an unrestricted use B area class 1½ height district, proposed to be increased in height by extending the office portion 25 ft. by 50 ft. in area to two stories in height, to a total height of 19 ft.; that the building is occupied for manufacturing sheet metal products and offices—32 persons; proposed to be used and occupied: 1st floor, manufacturing sheet metal products and office, 32 persons; 2nd floor, office and showroom, 2 persons; that the two story portion will be provided with one 3 ft. 6 in. wide iron open stairs, leading direct to street, provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that it is proposed to create a second story over the 25 ft. by 50 ft. office portion; that this area is fully enclosed in brick walls and maintains a separate entrance from the street without going through the factory; that the stairway to the second floor will be 3 ft. 6 in. wide, constructed of iron stringers and risers; that four persons will occupy the office on the first story and two persons will occupy the second story; that since the area will be only 1150 sq. ft. and since the occupancy of both stories in this area will be only six persons, it is submitted that one stairway is sufficient for safe egress from the second floor; that the building code would accept a single means of exit for a second floor occupancy under 4,000 sq. ft.; it is also requested that the Board permit the maintenance of a 50 lb. liveload for the second floor as this story will be used for executive office and showroom only, therefore not requiring excessive construction.

Resolved, that the decision of the borough superintendent as to Alt. Applic. 323-45, objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the space shall be enclosed on the first floor, as indicated on plan filed with this appeal, marked "Received March 12, 1948," with a fireproof, self-closing door leading from same to the factory portion of the first floor; that the stairs shall be maintained as proposed, which may be open, provided one window on the second floor is cut down so as to provide an exit from such second story to the roof; that the floor load of the second floor in this portion of the structure shall not be less than 50 lbs. per square foot and shall be used for no other use than office, as proposed.

62-48-A

APPLICANT—C. F. Mentzinger's Son Inc., for Lawlyn Realty Company, owner (B & M Garage, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, between

38th and 39th streets (Block 215, Lots 22, 23, 27, 31 and 32), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert E. Mentzinger and B. C. Van Klampen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1109-47-A

APPLICANT—Dwight-Helmsley, Inc., for E. G. Clarke, Inc., owner (Robbins Wine Co., Inc., and Alfred Lederer, lessees).

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—1479-1485 Edgewater road, west side, 373 ft. north of Westchester avenue and 1328-1334 Boone avenue (Block 3012, Lot 18), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal dismissed. There was no appearance on behalf of the applicant, although he was duly notified.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

9-48-A

APPLICANT—Julian Roth, for Lorten Realty Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to April 6, 1948 at 2 P.M., for inspection by a committee of the Board.

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Cavallaro, Arthur A. Schiller and Thomas V. Garvey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1948 at 2 P.M., for decision by the Board after receipt of written statement from applicant.

98-48-A

APPLICANT—Saul Goldsmith, for Paul Uhlich & Co., Inc., owner.

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SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—31-43 Herkimer place (displayed 35), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 & 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 2 P.M., for inspection by committee of the Board and decision without further argument.

113-48-A

APPLICANT—Anna Gordon (lessee), for Estate of John Christman, owner (Timm & Behrens, Managing Agents).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Kenneth Gordon.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to March 30, 1948 at 2 P.M., at request of the applicant.

ZONING APPLICATIONS

569-19-BZ

APPLICANT—F. P. Platt and Brother, for Interborough News Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the superintendent of buildings) previously granted on condition, permitting partly in a business use district and partly in an unrestricted use district, the erection of a garage for more than five motor vehicles.

PREMISES AFFECTED—585-599 Baltic street, north side, 80 ft. 10 in. west of 4th avenue (Block 401, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel G. Litvin and Frederick P. Platt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (569-19-BZ)

WHEREAS, this application under the zoning resolution, to permit in an unrestricted district and extending into a business district, the erection of a garage for more than five motor vehicles, affecting premises 585-599 Baltic street, north side, 80 ft. 10 in. west of 4th avenue (Block 401, Lot 50), Borough of Brooklyn, was granted by the Board on August 19, 1919 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on August 19, 1919, by adding thereto:

“ . . . that in the event that the owner desires to occupy that portion of the building within the business

use district in conjunction with the balance of the building which was constructed with a total frontage of 153 ft. 8 in. in place of 67 ft. as was presented to the Board on this application, such change of use for the entire building as a newspaper distributing plant and garage for motor vehicles used in connection therewith may be permitted, provided the portion of the building within the business use district is used for office work only and is separated either on the line between the use districts or west thereof by a wall from the portion of the building to be occupied for garage purposes; that if there are any openings in such walls such openings shall be protected with fireproof doors.”

185-31-BZ

APPLICANT—Lama and Proskauer, for Koster's Bakery Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing business building (bakery), covering more than permitted area.

PREMISES AFFECTED—1155-1161 Madison street, north side, 75 ft. east of Central avenue (Block 3360, Lots 52 and 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (185-31-BZ)

WHEREAS, this application under section 7a, to permit in a residence use district, the erection and maintenance of an extension to an existing business building (bakery), affecting premises 1157-1161 Madison street, north side, 100 ft. east of Central avenue (Block 3360, Lot 52), Borough of Brooklyn, was granted by the Board November 17, 1931, on certain conditions, and resolution amended January 4, 1938, February 15, 1938 and May 17, 1938 and time to complete the work extended on May 9, 1939; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 21 and 7c of the zoning resolution, to permit in a residence and business use, C area district the extension of the existing business building (bakery) to cover more than the permitted area, affecting premises 1155-1161 Madison street, north side, 75 ft. east of Central avenue (Block 3360, Lots 52 and 55), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on April 11, 1944, restored to the calendar and set for hearing on January 29, 1946 at 10 A.M.; and

WHEREAS, on January 29, 1946, the resolution was further amended, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 4, 1947 and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 29, 1946, only so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

“ . . . that all permits required shall be obtained and all work completed with one (1) year from the date of this amended resolution.”

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293-36-BZ

APPLICANT—Howard Nestlen, for Howard and Ferdinand Nestlen and Christina Hinden, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—344-346 Eldert street, southeast corner of Irving avenue (Block 3419, Lots 31 and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (293-46-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the parking of more than five motor vehicles, premises 344-346 Eldert street, southeast corner of Irving avenue (Block 3419, Lots 31 and 37), Borough of Brooklyn, was granted by the Board June 15, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 12, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 15, 1937, as *amended* by resolutions adopted through March 12, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . granted under section 7h for a term of two years from the date of this amended resolution, to permit . . . ; and that other than as herein amended the requirements of the resolution adopted June 15, 1937 shall be complied with in all respects and that a certificate of occupancy shall be obtained."

671-39-BZ

APPLICANT—Samuel Cohen, for George Fisher, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—108-46 Merrick road, southeast corner of 169th place (Block 1243, Lots 1 and 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative: 0

Negative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Absent: Commissioner Kleinert 1

929-39-BZ

APPLICANT—Lama and Proskauer, for Morris Rosen, owner (A. C. Super Service, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, permitting the first floor of the garage portion of the building to be used for brake testing, wheel alignment and greasing of cars (previously granted on condition re extension and alteration of existing gasoline service station; reopened to include sale of automobiles and minor repairs).

PREMISES AFFECTED—97-01 to 97-09 Northern boulevard and 32-51 to 32-59 97th street, northeast corner (Block 1427, Lot 38), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (929-39-BZ)

WHEREAS, this application under sections 7a and 7c of the zoning resolution, permitting in a business use district, the alteration and extension of an existing garage and gasoline service station, affecting premises 97-01 to 97-09 Northern boulevard, northeast corner of 97th street (Block 1427, Lots 38 and 41), Corona, Borough of Queens, was granted by the Board on January 9, 1940, on certain conditions; and

WHEREAS, the resolution was amended on June 10, 1941 and further amended on September 9, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 9, 1940, as *amended* through September 9, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. Applic. 3499-46)."

91-41-BZ

APPLICANT—Metropolitan Broadcasting and Television Inc., for Getty Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting on the top story and roof of an existing hotel, located in a residence use district, the erection and maintenance of a television broadcast transmitting station and antenna.

PREMISES AFFECTED—2-6 East 61st street and 79 5th avenue, southeast corner (Block 1375, Lot 67) Borough of Manhattan.

APPEARANCES—

For Applicant: John Basso and Norman A. Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

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THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (91-41-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting on the top story and roof of an existing hotel located in a residence use district, the erection and maintenance of a radio television broadcast transmitting station and antenna, affecting premises 2-6 East 61st street and 795 Fifth avenue, southeast corner (Block 1375, Lot 67), Borough of Manhattan, was granted by the Board June 24, 1941, on certain conditions, resolution amended and time to complete work extended on April 28, 1942 and time further extended on April 27, 1943; and

WHEREAS, the term of the variance was extended on April 4, 1944 and April 2, 1946, and time to obtain permits and complete the work was again extended on April 17, 1945, and April 2, 1946; and

WHEREAS, the term of variance was further extended on March 4, 1947; and

WHEREAS, the applicant requested a further extension of the time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 24, 1941, only so far as it has reference to completing the work, so that as amended that portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

700-41-BZ

APPLICANT—Lama and Proskauer, for Rudolph P. Bolter and Herman H. Schierloh, approval of.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—9317-9333 3rd avenue and 301-311 94th street, northeast corner (Block 6107, Lots 1, 5 and 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (700-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 9317-9333 Third avenue and 301-311 94th street, northeast corner (Block 6107, Lots 1, 5 and 67), Borough of Brooklyn, was granted by the Board on February 24, 1942, on certain conditions and resolution amended on July 21, 1942; and

WHEREAS, the term of variance was extended on March 14, 1944, and on April 2, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 24, 1942, as amended through April 2, 1946, only so far as it has

reference to the term of the variance, so that as amended this resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution to permit the premises with a frontage of 142 ft. on 94th street and a depth of approximately 100 ft. on 3rd avenue, as indicated on plans filed with this application marked 'Received July 29, 1941,' to be occupied for the parking and storage of more than five (5) motor vehicles, on condition that other than as herein amended the conditions of the resolution adopted February 24, 1942, as amended July 21, 1942, shall be complied with and a certificate of occupancy obtained."

772-41-BZ

APPLICANT—Lama and Proskauer, for Murray and Fay Bloom, Victoria Filosa, William and Emeline Jones and Jennie Mateyko, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and local retail use district, the extension of an existing wet wash laundry, into a residence use district.

PREMISES AFFECTED—427 Ralph avenue and 1803-1823 Bergen street, northeast corner (Block 1445, Lots 1, 64, 65, 66, 67 and 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (772-41-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting the extension of an existing laundry building from a local retail use district into a residence use district, affecting premises 427 Ralph avenue and 1815-1817 Bergen street, northeast corner (Block 1445, Lots 1, 67 and 68), Borough of Brooklyn, was granted by the Board December 2, 1941, on certain conditions, resolution amended January 13, 1942 and February 3, 1942, and time extended on March 30, 1943 and March 21, 1944; and

WHEREAS, an application for an amendment of the resolution, to permit the extension of the existing laundry building, from a local retail district into a residence use district, the area of the proposed building exceeding that permitted in a C area district, was denied by the Board on June 5, 1945; and

WHEREAS, the resolution was amended on February 4, 1947; and

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1948; and the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 2, 1941, so that as amended this portion of the resolution shall read:

" . . . that in the event the owner desires to increase the building for laundry purposes hereinbefore provided by the addition of 3 additional lots as indicated on revised plans marked 'Received November 20, 1945,' 4 sheets, and as passed upon by the borough superintendent under Alt. Applic. 3131-45, Objection 1, dated October 22, 1945, such further extension may be permitted on condition that the area district requirements are complied with and the additional building shall not

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exceed one story in height as shown, except that a door to Bergen street, 8 ft. in width, 10 ft. in height, with an overhead closure may be constructed, as indicated on revised plans marked 'Received March 1, 1948,' 3 sheets, with the courts and yards as indicated and complying in all respects with all laws, rules and regulations applicable thereto; that the proposed extension to the east shall be used only with light machinery for ironing and mangling and that the entrance for receiving and delivering laundry may be moved approximately 30 ft. as shown on such revised plans; that there shall be erected a masonry wall along the entire lot line to the east, north and west; that such wall shall be not less than 6 ft. in height; that the yard and court shall be cement paved and properly drained; that no signs shall be erected on the building extension within the residence use district, except direction signs at the shipping and receiving doorway; that all permits shall be obtained and all work completed within one year from the date of this amended resolution."

1070-41-BZ

APPLICANT—Paul Friedman, for George I. Laird, owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3010-3012 Fulton street and 239-241 Linwood street, southeast corner (Block 3956, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (1070-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 3010-3012 Fulton street and 239-241 Linwood street, southeast corner (Block 3956, Lot 43), Borough of Brooklyn, was granted by the Board on March 10, 1942, on certain conditions, time extended on September 15, 1942, and resolution amended and time further extended on November 24, 1942; and

WHEREAS, the term of variance was extended on March 14, 1944 and March 12, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 10, 1942, only so far as it has reference to the term of the variance, so as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution to permit the premises to be occupied for the parking and storage of more than five motor vehicles, *on condition* . . . and that other than as herein *amended* the conditions of the resolution adopted November 24, 1942 shall be complied with and a new certificate of occupancy shall be obtained."

135-42-BZ

APPLICANT—Hazeltine Electronics Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles and the erection and maintenance of a building for office, laboratory and light manufacturing.

PREMISES AFFECTED—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Carl Di Martino.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (135-42-BZ)

WHEREAS, this application under sections 7c and 7h of the zoning resolution, permitting upon a plot of ground located partly in a business use district and partly in a residence use district, the erection and maintenance of a building to be used as office, laboratory and light manufacturing and also the parking and storage, for a term of two years, of more than five motor vehicles, said cars being in the ownership of the employees, affecting premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens, was granted by the Board on March 24, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on March 14, 1944 and on March 12, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1942, only so far as it has reference to the portion of the resolution dealing with the extension of the term of variance on part of the premises used for parking of motor vehicles belonging to the employees and officers of the company, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this amended resolution, to permit parking of more than five motor vehicles of the pleasure car type owned by the employees and officers of the company, and that in all other respects the resolution adopted by the Board on March 24, 1942, shall be complied with and that a certificate of occupancy shall be obtained (N.B. Applic. 175-1942)."

273-43-BZ

APPLICANT—Lama and Proskauer, for East New York Savings Bank, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the conversion of occupancy from marble factory to manufacturing of mattresses.

PREMISES AFFECTED—965-967 Hopkinson avenue, west side, 266 ft. south of Lott avenue and 576-578 Bristol street (Block 3623, Lot 19), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (273-43-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the conversion of occupancy of a building from marble works to factory (light manufacturing), affecting premises 965-967 Hopkinson avenue, west side, 260 ft. south of Lott avenue and 576-578 Bristol street (Block 3623, Lot 19), Borough of Brooklyn, was denied by the Board on July 27, 1943; and

WHEREAS, the applicant requested a reopening of the case and rehearing under section 7e of the zoning resolution, to permit the conversion of a building from marble works to the manufacturing of mattresses; and

WHEREAS, this case was reopened by vote of the Board on December 14, 1943, subject to the usual procedure; and

WHEREAS, on March 7, 1944, this application was granted by the Board for a term of two years, on certain conditions; and

WHEREAS, the term of variance was extended on March 19, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 7, 1944, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"Granted under section 7e for a term of two (2) years from the date of this amended resolution to permit . . . and that other than as herein amended the conditions of the resolution of May 7, 1944, shall be complied with for the occupancy as therein named; and that a certificate of occupancy shall be obtained."

171-44-BZ

APPLICANT—Weidlich, Rogers and Treble, for Lebrad, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, for a term of years, permitting in a residence use, B area district, the conversion of occupancy of an existing building, from storage garage to a storage garage for tenant's auto vans (not more than five) on the 1st story and for the storage of household furniture on upper stories.

PREMISES AFFECTED—519 West 161st street, north side, 300 ft. 6 in. west of Amsterdam avenue (Block 2120, Lot 50), Borough of Manhattan.

APPEARANCES—

For Applicant: Clifton F. Weidlich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (171-44-BZ)

WHEREAS, this application under Section 7c of the zoning resolution, to permit in a residence use and "B" area dis-

trict, the conversion of occupancy of an existing building from a storage garage to a garage for the storage of tenant's auto vans (not more than five) on the 1st story and for the storage of household furniture on the upper stories; affecting premises 519 West 161st street, north side, 300 ft. 6 in. west of Amsterdam avenue (Block 2120, Lot 50), Borough of Manhattan, was granted by the Board on June 13, 1944 on certain conditions; and

WHEREAS, the term of variance was extended on April 9, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 13, 1944, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7e for a temporary term of two (2) years from the date of this amended resolution to permit . . . and that other than as herein amended the conditions of the resolution of June 13, 1944 shall be complied with in all respects, and that a certificate of occupancy shall be obtained."

640-45-BZ

APPLICANT—Jacob S. Kaminsky, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the extension of an existing building to occupy the full area of the lot on the first floor.

PREMISES AFFECTED—60-77 Myrtle avenue, north side, 208 ft. west of Fresh Pond road (Block 3538, Lot 55), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Mantel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (640-45-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension of an existing building to occupy the full lot area on the first floor; premises 60-77 Myrtle avenue, north side, 208 ft. west of Fresh Pond road (Block 3538, Lot 55), Ridgewood, Borough of Queens, was granted by the Board on April 2, 1946, on certain conditions; and

WHEREAS, the resolution was amended on June 18, 1946; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1947 and the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 2, 1946, only so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

" . . . that in view of statement by applicant that all plans have been approved by the borough superintendent and permits obtained, that all work shall be completed within one (1) year from the date of this amended resolution (Misc. Applic. 1492-45)."

383-46-BZ

APPLICANT—Herbert Gretsch, for Frostone Corporation, owner.

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SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, D area district, the erection of a structure for manufacturing purposes using more than the area permitted and omitting the required rear yard.

PREMISES AFFECTED—202-208 Tillary street, south side, 91 ft. east of Prince street and 67-73 Prince street, east side, 96 ft. 6 in. south of Tillary street (Block 2050, Lots 100, 103, 110, 112, 113, 115 and 118), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Gretsche, H. E. Konnosan and Sam Spiro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Plans approved.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (383-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, D area, district, the erection of a structure for manufacturing purposes, using more than the permitted area and omitting the required rear yard; premises 202-208 Tillary street, 67-73 Prince street, south side of Tillary street, 91 feet east of Prince street, east side, 96 feet 6 in. south of Tillary street (Block 2050, Lots 100 to 103, 110, 112, 113, 115 to 118), Borough of Brooklyn, was granted by the Board on December 17, 1946, on certain conditions; and

WHEREAS, the applicant submitted plans, for approval by the Board, in compliance with the requirements of the resolution; and

WHEREAS, the plans as filed with the application called for three stories and basement; and

WHEREAS, the proposed building is actually four stories and cellar; and

WHEREAS, the Board, in approving the plans now submitted for approval, as required by the resolution, can approve such plans only as originally submitted unless an amendment is requested—namely, three stories and cellar (erroneously termed a basement).

Resolved, that the Board of Standards and Appeals does hereby approve plans submitted March 4, 1948, as in substantial compliance with the requirements of the resolution adopted December 17, 1946; that this approval does not include approval of proposed extension of building in height, but is limited to the height of the building as submitted and as covered by resolution adopted December 17, 1946.

802-45-BZ

APPLICANT—Albert W. Lewis, for Ernest St. John Mann, owner (Gulf Oil Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the demolition of existing building and the erection of a new building, using greater area for the gasoline service station than is presently used.

PREMISES AFFECTED—158-01 Union turnpike, northeast corner of Parsons boulevard (Block 6831, part of Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Albert W. Lewis and Jerome H. Doran.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (802-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and business use districts the demolition of existing building and the erection of a new building using a greater area for the gasoline service station than is presently used, affecting premises 158-01 Union turnpike, northeast corner of Parsons boulevard and Union turnpike (Block 6831, part of Lot 1), Flushing, Borough of Queens, was granted by the Board on April 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 15, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that all permits required shall be obtained and all work completed within one year from the date of this amended resolution (N.B. Applic. 8924-46).”

919-46-BZ

APPLICANT—Lama and Proskauer, for 725 East 98th Street, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business and unrestricted use, D area district, the reconstruction of structures using more than the area permitted.

PREMISES AFFECTED—713-731 East 98th street, 9801-9807 Ditmas avenue, northeast corner and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (919-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business and unrestricted use, D area district, the reconstruction of structures using more than the area permitted, affecting premises 713 to 731 East 98th street, 9801-9807 Ditmas avenue, northeast corner, and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 9, 1947, only so far as it has reference to the height of the proposed building facing on Ditmas avenue, so that as amended this portion of the resolution shall read:

“... that the portion of the building on Ditmas avenue may be constructed to a height of 18 feet as shown

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on revised plans, marked 'Received March 1, 1948' (2 sheets), *on condition* that in all other respects the requirements of the resolution adopted December 9, 1947, shall be complied with."

378-47-BZ

APPLICANT—Lama and Proskauer, for Rose Sempliner, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2867 West 31st street, east side, 100 ft. north of Mermaid avenue (Block 7009, Lots 54, 56 and 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (378-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 2867 West 31st street, east side, 100 ft. north of Mermaid avenue (Block 7009, Lots 54, 56 and 58), Borough of Brooklyn, was granted by the Board on December 2, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 2, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution."

844-47-BZ

APPLICANT—Samuel Rosenblum, for Lea Galt, owner.

SUBJECT—Application for consideration—reopening and extension of time to file complete plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmas avenue and 735-739 Rockaway parkway, northeast corner (Block 8115, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (844-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry, affecting premises 9701-9715 Ditmas avenue, and 735-739 Rockaway parkway, northeast corner (Block 8115, Lots 6 and 8), Borough of Brooklyn, was granted by the Board on December 16, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to submit plans for approval.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 16, 1947, only so far as it has reference to the time within which to submit plans for approval, so that as *amended* this portion of the resolution shall read:

" . . . that complete plans shall be filed with the Board for approval by the Chairman in behalf of the Board within three (3) months from the date of this *amended* resolution."

921-26-BZ

APPLICANT—Henry Nordheim, for B. and R. Holding Corp., owner (John Janeshofski, lessee).

SUBJECT—Application for consideration—reopening as to additional use—re Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the inclusion of a motor vehicle repair shop in an existing garage for the storage of more than five motor vehicles (garage use previously granted by the Board).

PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

243-27-BZ

APPLICANT—Henry Nordheim, for James J. Gilhuly, owner.

SUBJECT—Application for consideration—reopening and rehearing under section 7f of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for the storage of more than five motor vehicles, to occupy more than area of lot permitted (previously denied under section 7e of the zoning resolution).

PREMISES AFFECTED—3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48, 49, 50, 51, 52, 53, 54 and 55), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

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347-27-BZ

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) under sections 7b, 7c, 7e, 7i and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, the inclusion of a motor vehicle repair shop in an existing garage for storage of more than five motor vehicles (garage use previously granted by the Board).

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

44-35-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner (Arthur O. Leuck, lessee).

SUBJECT—Application for consideration—reopening—re additional use re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station; previously granted by the Board, under section 7f of the zoning resolution, permitting partly in a business and partly in a residence use district, the relocation of an accessory building to a gasoline service station.

PREMISES AFFECTED—46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: James Coker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

344-38-BZ

APPLICANT—The Borden Company, owner.

SUBJECT—Application for consideration—rehearing as to extension of parking area—re Application (decision of the borough superintendent) previously denied under sections 7h and 21 of the zoning resolution, to permit upon a plot located partly in a business use and partly in an unrestricted use district, the maintenance of a gasoline service station and also the use of the plot for a term of years for parking and storage of more than five motor vehicles (previously acted upon by the Board).

PREMISES AFFECTED—942-958 DeKalb avenue and 122-126 Lewis avenue, southwest corner (Block 1601, part of Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sal Mistretta, W. E. Barrow and A. Horney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

586-41-BZ

APPLICANT—Norman Lederer, for Carl Walter Wolf, owner.

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 208-214 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on April 20, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

837-41-BZ

APPLICANT—Nathaniel C. Saxe, for Prebensam Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on April 20, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

183-47-BZ

APPLICANT—

SUBJECT—Application for consideration—reopening and restoration to calendar (previously withdrawn) re Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store extending into the residence use district.

PREMISES AFFECTED—159-09 Union turnpike, northwest corner of 160th street and southwest corner

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of 79th avenue and 160th street (Block 6831, Lots 22 to 27, inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph J. Schwartz and Jerome H. Doran.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinea 3

Negative 0

Absent: Commissioner Kleinert 1

548-47-BZ

APPLICANT—Samuel Gardstein and Son, for Progressive Synagogue, owner.

SUBJECT—Application for consideration—reopening—revised proposal re Application (decision of the borough superintendent) previously denied under section 21 of the zoning resolution, to permit in a residence use district, the erection of a building, using more than the area permitted without the required rear yard.

PREMISES AFFECTED—1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinea 3

Negative 0

Absent: Commissioner Kleinert 1

980-47-BZ

APPLICANT—Solomon Zweig, owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments (previously withdrawn).

PREMISES AFFECTED—163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Zweig and Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on April 13, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

APPLIANCE SUBMITTED FOR APPROVAL

491-31-SA

APPLICANT—Perfection Stove Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Superfex Oil Burning Heater and Heat Projector, Models 2130 and 3155; previously approved.

APPEARANCES—

For Applicant: B. J. Greenough.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 9, 1948, as they appeared in Bulletin No. 11, Vol. 33, are hereby corrected to read as follows:

604-47-BZ

APPLICANT—New York Housing Authority, owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent); (previously withdrawn) under section 21 of the zoning resolution, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot.

PREMISES AFFECTED—Blocks bounded by 27th avenue, 8th street, Vernon boulevard, Astoria avenue, 1st street and East River (Astoria Project); (Block 490, Lot 101), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John R. Hayes and Louis Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN, RESTORE TO CALENDAR AND GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (604-47-BZ)

WHEREAS, New York City Housing Authority, owner, filed June 9, 1947, an application under section 21 of the zoning resolution, to permit in an unrestricted use, A and B area district, the erection and maintenance of more than one building on a plot; affecting premises bounded by 27th avenue, 8th street, Astoria avenue, Main avenue, Vernon boulevard, East River and 1st street, (Block 490, Lot 101), Astoria, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 27th avenue is in residence and unrestricted use, A area and Class 1½ and 2 height districts; 8th street is in residence and unrestricted use, A area and Class 1½ and 2 height districts; Astoria avenue, Main avenue, Vernon boulevard and 1st street are in unrestricted use, A area and Class 1½ and 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1947, re N.B. Applic. 946 to 968-47, reads:

"2. More than one building on a lot is contrary to Art. I, Sec. 1-V of Zoning Resolution?"

and

WHEREAS, the applicant states that the premises consist of a plot 1220.806 ft. front by 1050.83 ft. in depth (irregular) presently occupied by dwellings, commercial buildings

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and vacant land; that all buildings are to be demolished; that it is proposed to erect twenty-three (23) six-story buildings of Class 1 construction to be occupied as Class A multiple dwellings 145.137 feet front by 145.137 feet deep (irregular); and

WHEREAS, the applicant contends that the area of the plot involved in 1,356,371 square feet; the area of buildings to cover same 177,612 square feet; that this is 15.1% of the total area; that Art. I, Sect. 1(v) of zoning resolution quoted in objection of Department of Housing and Buildings reads: "A 'lot' is a parcel or plot of ground which is or may be occupied by a building and accessory buildings including the open spaces required by this resolution"; that in direct contradiction of foregoing, Article IV, Section 19(e) states in part that "If a building is erected on the same lot with another building, the several buildings shall, for the purpose of this article, be considered as a single building, unless otherwise herein specifically provided for"; that the balance of the paragraph specifies the method of applying permitted percentage of ground coverage on an addition to an existing building and has no bearing on this case; that the applicant contends that Art. I, Section 1(V) cannot exclusively restrict the use of additional buildings where more than one occurs on a lot, to the status of "accessory" in the strict sense of the word; that Section 21-C of Art. V of the Zoning resolution mentions the word "dwellings" and "the ratio of the floor area of the building or buildings to the area of the lot"; that therefore, it must be intended that more than one dwelling can be placed on a lot or, inversely, that one dwelling is an "accessory" use to another; in either event we feel the Department of Housing and Buildings to be in error in stating that more than one building on a lot is not permissible under the zoning ordinance; that a study of the plot plan filed herewith will show the disposition of buildings on property, also the amount of paved and landscaped area; that boiler room for the entire project is located in Building #7 and contemplates the use of oil as fuel; that provision has been made for possible use of coal in which case

ashes will be brought to extension roof of boiler room in cans and kept there for the usual pickup by the Department of Sanitation; that garbage disposal will be taken care of by incinerators placed in each building; that further, the entire project will be under the control and supervision of the New York City Housing Authority who will maintain it in an orderly manner; and

WHEREAS, at the public hearing on January 27, 1948 this application was withdrawn after public notice to permit the applicant to obtain a new decision from the borough superintendent; and

WHEREAS, the request of the applicant dated March 3, 1948 is that the application be restored to the calendar for decision as affecting buildings shown on plans filed with the application marked Nos. 18, 19, 21 and 22 which do not face directly upon a street; and

WHEREAS, the Board deemed that the application had substantiated a basis for appeal under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, as to buildings 18, 19, 21 and 22, *on condition* that such buildings shall be maintained as part of the proposed Astoria Houses; that proper entrances and exits shall be provided to the adjacent streets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto subject to an appeal being filed for action by the Board under section 36 of the General City Law; that all permits shall be obtained and all work completed within one (1) year from the date of this action.

* Correction—The decision of the borough superintendent on N.B. Applic. 946-47 changed to N.B. Applic. 946 to 968-47.

PUBLIC HEARING

PROPOSED AMENDMENTS TO OIL BURNER RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, May 7, 1948, at 10 A. M., in Room 1013, Municipal Building, Manhattan, on proposed amendments to the Oil Burner Rules.

Matter in *italics* new. Matter in brackets [] old matter to be omitted.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than one such tank shall be connected to one burner, *except that two such tanks each of two hun-*

dred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1. Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. *In addition where two storage tanks each of two hundred seventy-five (275) gallons capacity are installed as permitted in Rule 6.1.1, connected to one burner, such tanks shall be connected to the supply line leading to the burner through a manually operated approved three-way valve in such a way that only one tank can discharge its contents at a time. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3 so valved as to prevent overflow.*

RULES

EXTRACTS FROM THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK, RELATING TO REFRIGERATING SYSTEMS

General Provisions

§C19-2.0. Definitions.

Unless otherwise expressly stated, whenever used in this chapter the following terms shall respectively be deemed to mean:

34. Refrigerating system, a combination of apparatus in which a refrigerant is circulated for the purpose of extracting heat.

(a) The parts of the system are the compressor, generator, condenser, absorber, receiver, shell type or tube type apparatus, pipes, vessels, or other parts, containing refrigerant.

(b) Direct refrigeration, a system in which the refrigerant is circulated to the substance or space refrigerated.

(c) Indirect refrigeration, a system in which brine cooled by the refrigerator is circulated to the substance or space refrigerated.

(d) Refrigerant is the chemical agent other than brine used to produce refrigeration.

(e) Irritant refrigerant, any refrigerant which when breathed, attacks the throat or lungs.

(f) Hydrocarbon refrigerants, any refrigerant of the hydrocarbon class.

(g) Flammable refrigerant, any refrigerant which will burn or explode when mixed with certain proportions of air.

(h) Refrigerating machinery room, a room in which is located a refrigerating system containing refrigerant, but not including expansion coils when located in cold storage rooms or expansion coils when located in refrigerator boxes.

(i) Factor of safety, the multiple three and one-third ($3\frac{1}{3}$), the product of which and the test pressure, constitutes the probable rupture pressure.

(j) Pressure imposing element, that apparatus which draws the refrigerant from the low pressure or low temperature side of the system and discharges it into the high pressure or high temperature side of the system.

(k) Pressure limiting device, a pressure or temperature responsive mechanism for automatically stopping the operation of the pressure imposing element.

(l) Brine, any liquid which having been cooled by the refrigerating system is used for the transmission of heat.

(m) Pressure relief device, a pressure relief valve, a rupture member, fusible plug or other approved device for relieving the pressure.

(n) Pressure relief valve, a valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

(o) Rupture member, a device that will automatically rupture at a pre-determined pressure.

(p) Liquid receiver, a vessel permanently connected to a system by inlet and outlet pipes for storage of a liquid refrigerant.

(q) Container, a cylinder for the shipment of refrigerant constructed to conform to the regulations of the Interstate Commerce Commission.

(r) Mixer, a vessel or device in a system for mixing ammonia or other soluble vapor with water.

(s) Stop valve, a cut-off valve for use during normal operation.

(t) Service valve, a key-operated shut-off valve used only during shipment, installation or repairs.

(u) Fusible plug, a device having a pre-determined-temperature fusible member for the relief of pressure.

C26-235.0. Definitions.

(a) Public Buildings. Public buildings are structures or parts of structures in which persons congregate for civic, political, educational, religious or recreational purposes, or in which persons are harbored to receive medical, charitable or other care or treatment, or in which persons are held or detained by reason of public or civic duty, or for correctional purposes, including among others, court houses, schools, colleges, libraries, museums, exhibition buildings, lecture halls, churches, assembly halls, lodge rooms, club houses with more than five sleeping rooms, dance halls, theatres, bath houses, hospitals, asylums, armo-

ries, fire houses, police stations, jails and passenger depots.

(b) Residence Buildings. Residence buildings are structures or parts of structures in which sleeping accommodations are provided, except such as may for other reasons be classed as public buildings, including multiple dwellings as defined in the Multiple Dwelling Law.

(c) Commercial Buildings. Commercial buildings are structures or parts of structures, which are not public buildings or residence buildings, including among others, office buildings, factory buildings, salesrooms (stores), markets, restaurants, warehouses, freight depots, car barns, stables, garages, motor vehicle repair shops, factories, laboratories, smoke houses, grain elevators, coal pockets, central station power plants and electric sub-stations.

Bonds and Fees.

§C19-24.0. Fees and Permits.

Applicants for permits under the provisions of this chapter shall pay annual fees as follows:

35. Refrigerating systems:

Class A systems	\$20.00
Class B systems	10.00
Class C systems containing over six pounds of refrigerant	5.00
Class C systems containing six pounds or less of refrigerant	1.00

Refrigerating Systems

C19- 96.0.	Permits.
C26-214.0.	Supervision.
C19- 97.0.	Classification.
C19- 98.0.	Permissible locations.
C19- 99.0.	Refrigerating machinery rooms and ventilation.
C19-100.0.	Open flames and electrical equipment.
C19-101.0.	Testing.
C19-102.0.	Piping.
C19-103.0.	Safety devices.
C19-104.0.	Size of safety devices.
C19-105.0.	Location and discharge of safety devices.
C19-106.0.	Operating precautions.
C19-107.0.	Equipment diagrams.

§C19-96.0. Permits.

(a) Except as hereinafter provided in this article it shall be unlawful to maintain or operate a refrigerating system without a permit.

(b) A permit will not be required for a Class C system when maintained or operated in the residence portion of a dwelling containing not more than two families, or in the residence portions of either a tenement house or a business building.

(c) It shall be unlawful to maintain or operate any refrigerating system employing a refrigerant other than those specified in this article without a permit issued upon such conditions, consistent with the provisions of this article, as are deemed by the fire commissioner necessary in the interest of public safety.

NOTE:—The Fire Commissioner issued under date of May 20, 1946, as amended through November 12, 1947, the following instructions to inspectors:

1. That the refrigerants dichlorodifluoromethane, known as "Freon" ("Kinetic No. 12" also "F-12") CCl_2F_2 , dichlorotetrafluoroethane ("F-114") $\text{C}_2\text{Cl}_2\text{F}_4$, monofluorotrichloromethane ("F-11") CFCl_3 , dichloromonofluoromethane known as (F-22) CHClF_2 , and trichlorotrifluoroethane known as (F-113) $\text{C}_2\text{Cl}_3\text{F}_3$ are non-inflammable and non-irritant, unless otherwise hereinafter provided, and shall be regulated in accordance with the provisions of Article 18 of Chapter 19 of the Administrative Code of the City of New York; EXCEPT:

(a) When used in a room or rooms in which there is an open flame or apparatus to produce an open flame, then the provisions of said article covering irritant refrigerants shall apply.

(b) That systems containing more than six (6) lbs. of F-21 or F-113 be confined to separate machinery rooms in accordance with Section C19-99a, Administrative code.

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2. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 are restricted to parts of a building so specified in Section C19-98.0 (b) for refrigerants other than non-irritant and non-flammable.

3. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 used for air conditioning are restricted to the indirect method except that the direct method may be used in parts of a building so specified in Section C19-98.0 (b) for refrigerants other than non-irritant and non-flammable.

4. Except as otherwise provided in these rules, refrigerating systems employing F-11; F-12; F-21; F-22; F-113; or F-114; shall not be installed or maintained in or on the stairways, halls, lobbies, entrances, exits or auditoriums of any building, provided that, Class "C" hermetically sealed unit systems containing not more than four pounds of F-12 may be installed and maintained where such systems do not obstruct any means of egress. In lieu of a Class "C" hermetically sealed unit system as provided in this section a system (drink dispenser) containing not more than four pounds of refrigerant may be installed and maintained provided all fittings on the compressor and the receiver are soldered, and further provided it is located where (1) there is sufficient ventilation, (2) there is no open flame, and (3) it does not obstruct a means of egress. Servicing or repairs on the refrigerating unit shall not be made on location.

5. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 shall not be installed or maintained in a hospital, unless the entire system is confined in a fireproof machinery room, used for no other purpose, and in which no open flame shall be employed, except that the Class "C" system containing not more than 10 pounds of F-11; F-12; F-22; F-114; or not more than six (6) pounds of F-2 or F-113 may be used in a diet kitchen which shall be cut off from the rest of the building by a tight fitting self-closing door or doors and provided with a window or windows to the outside air. All open flames, and/or apparatus for producing an open flame, in diet kitchens where these refrigerants are used shall be vented to the outside air as hereinafter required in Paragraph 8.

6. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 may be installed or maintained in a hospital private room, having tight partitions and tight fitting self-closing door or doors and where not more than two persons are helpless and/or given medical treatment, provided there is no open flame and/or apparatus for producing an open flame in such room and when the system contains not more than 10 pounds of F-11; F-12; F-22; F-114; or not more than six (6) pounds of F-21 or F-113 and *except* that portable oxygen tents containing a hermetically sealed refrigerating system with a hermetically sealed lubricating arrangement employing not more than two (2) pounds of F-12 may be used in the wards of hospitals provided that

(a) the electrical equipment of such unit shall conform with the requirements of the Department of Water Supply, Gas and Electricity and a statement to that effect has been filed with the Fire Commissioner; and

(b) while such unit is in operation there is an attendant present and there is no open flame in the ward; and

(c) when the unit is not in use, it shall be stored in a separate fireproof room provided with tight-fitting self-closing fire door and with a window to the outside air.

(d) No person shall be permitted to smoke in any room or enclosed space where such unit is operated, stored or maintained.

7. That a refrigerating system employing F-11; F-12; F-21; F-22; F-113; or F-114; shall not be installed or maintained in a theatre or motion picture theatre unless the entire system is confined in a fireproof machinery room, used for no other purpose, and in which no open flame or apparatus to produce such open flame shall be employed except that, Class "C" systems containing not more than ten pounds of F-11; F-12; F-22; or F-114; or not more than six pounds of F-21; or F-113, may be installed in a rest room, smoking room or lounging room, provided that in such rooms no open flame or apparatus to produce such open flame shall be employed, and, except that, Class "C" hermetically sealed unit systems containing not more than four pounds of F-12 may be installed and main-

tained in a theatre or motion picture theatre provided no open flame or apparatus to produce such open flame shall be employed in the section of such theatres where such systems are maintained and provided further that such systems shall not obstruct any means of ingress to or egress from such theatres. In lieu of a Class "C" hermetically sealed unit system as provided in this section a system (drink dispenser) containing not more than four pounds of refrigerant may be installed and maintained provided all fittings on the compressor and the receiver are soldered, and further provided it is located where (1) there is sufficient ventilation, (2) there is no open flame, and (3) it does not obstruct a means of egress. Servicing or repairs on the refrigerating unit shall not be made on location.

8. That a refrigerating system employing F-11; F-12; F-21; F-22; F-113 or F-114, when used in a room or rooms in which there is an open flame or apparatus to produce such open flame, such open flame and/or apparatus shall be provided with a hood and independent mechanical ventilation so arranged as to convey all the products of combustion to the outside of the building. This provision shall apply only to diet kitchens of hospitals and to Class "C" systems in schools, churches, dance halls, court rooms, police stations, jails, asylums, subways, passenger depots, rooms opening into passenger depots and/or subways and such other places as are deemed by the Fire Commissioner necessary in the interest of public safety.

9. That, except for Class "C" systems located in rooms in which no open flame or apparatus to produce such flame shall be employed containing not more than ten pounds of refrigerant, each refrigerating machinery room in any building in which F-11; F-12; F-21; F-22; F-113 or F-114 is used, shall be maintained vapor-tight and provided with tight fitting, self-closing doors, in accordance with Section C19-99.0 (a).

10. That each refrigerating machinery room in which F-11; F-12; F-21; F-22; F-113 or F-114 is used, shall be adequately ventilated directly to the outside air in accordance with Section C19-99.0 (b), 1, 2, 3 and 4.

11. Test pressures and setting of safety valves for systems employing F-11; F-12; F-21; F-22; F-113 or F-114, shall be included in Section C19-101.0 as follows:

Refrigerant	Column No. 1	Column No. 2	Column No. 3
F-11	25	15	15
F-12	180	120	135
F-21	50	20	35
F-22	300	170	230
F-113	12	12	12
F-114	60	30	30

12. That the size of pressure relief valves for systems in which F-11; F-12; F-21; F-22; F-113 or F-114 is employed, shall be as follows:

Capacity of System	Number Required
Up to 30 tons	One ½ inch
30 to 60 "	One ¾ "
60 to 100 "	One 1 "
100 to 175 "	One 1¼ inches
175 to 250 "	One 1½ "
250 to 450 "	One 2 "
450 to 900 "	Two 2 "

13. That the storage of F-11; F-12; F-21; F-22; F-113 or F-114 shall conform with Section C19-106.0 (c)-5 for other refrigerants.

14. That all other sections or parts of Article 18 of the Refrigerating Code not so mentioned, shall be complied with.

15. That refrigerating systems employing F-11; F-12 or F-114, installed prior to May 19, 1932, shall be inspected, and if found to comply with the rules, or if in the opinion of the Fire Commissioner, the installations are of a non-hazardous character, a permit may be issued. Installations which have been made in hospitals, theatres, asylums and places of public assembly shall be made to comply strictly with these rules.

§C26-214.0. Refrigeration System Operators; Certificate of Qualification.

(a) It shall be unlawful to maintain or operate in any building any refrigerating system containing more than fifty (50) pounds of refrigerant except under the personal supervision, direction or control of either a duly licensed engineer or a person who has obtained a certificate

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of qualification from the superintendent to operate such a system. Where the system contains two hundred (200) pounds or less of refrigerant and is fully automatic, only one qualified operator will be required.

(b) It shall be unlawful to maintain or operate in a public building or exhibition hall any Class C system permitted for exhibition or demonstration purposes except under the personal supervision, direction or control of either a duly licensed engineer or a person who has obtained a certificate of qualification from the superintendent to operate such a system.

(c) Upon receipt of such certificate the applicant therefor shall pay an annual license fee as follows: For the initial fee \$5, and for renewal thereof the sum of \$1 provided application for such renewal be made within thirty days prior to the expiration of such certificate. Any such certificate may be revoked or suspended for cause at any time by the superintendent. Refrigerating systems shall require a licensed operator at all times when the system is in operation; and that when the switch is thrown and the system is not in operation, the premises must be under the surveillance of a competent person or watchman service.

Note—This rule applies to systems containing more than 50 pounds of refrigerant and not fully automatic, and to all systems containing more than 200 pounds of refrigerant.

§C19-97.0. Classifications.

(a) The total amount of refrigerant common to a system operating through one or more evaporators, shall be considered the capacity of the system and determine its class.

(b) A Class A system is a system containing one thousand (1,000) pounds or over of refrigerant, or capable of thirty (30) tons capacity or over.

(c) A Class B system is a system capable of less than thirty (30) tons capacity, or containing less than one thousand (1,000) pounds of refrigerant and more than amounts provided for in a Class C system.

(d) A Class C system is a system containing not more than twenty (20) pounds of refrigerant.

§C19-98.0. Permissible Locations.

(a) It shall be unlawful to install any Class A or Class B systems in any public building as defined by subdivision a of section C26-235.0 of the code, until plans have been filed with and approved by the fire commissioner, and no refrigerant shall be placed in the system until a permit has been obtained from the fire commissioner.

(b) The direct method of refrigeration shall not be used in any building, whether or not a permit is required or installation therein, outside of the refrigerating machinery room except in buildings used exclusively for ice making or for refrigerating purposes, or when such methods are not carried above the first floor in business buildings, or in the business sections of business buildings provided the entire system is confined to one floor in the space occupied by a single tenant, or in the business section of a residence building when not carried above the first floor, or in a residence building occupied by not more than two families, or in any building provided a non-irritant and non-flammable refrigerant is used. The provisions of this subdivision shall not apply to a building in which installation was made prior to December 13, 1927.

(c) It shall be unlawful to use brine in any brine circulating system that will generate flammable vapor at a temperature below 100 degrees Fahrenheit when tested in Tagliabue open cup tester, and no refrigerant shall be used as a brine.

(d) It shall be unlawful to install or maintain a Class A system using ammonia in any building above the first floor level unless such building is used exclusively for ice making or refrigerating purposes. The provisions of this subdivision shall not apply to a building in which installation was made prior to December 13, 1927.

(e) Systems on demonstration in exhibition halls shall be limited to the unit type containing not more than ten (10) pounds of refrigerant.

(f) It shall be unlawful to install or maintain a refrigeration system employing an irritant or inflammable refrigerant in or on:

1. The stairways, halls, lobbies, entrances, exits or auditoriums of any building;

2. Dance halls, court rooms, police stations, jails, subways, theatres, or motion picture theatres;

3. Waiting or public rooms in a railroad passenger depot or rooms opening directly therein;

4. Rooms opening directly into a subway, or theatre, or motion picture theatre, or where persons are detained or confined;

5. A school, unless the refrigerating system is used exclusively for instruction or research purposes;

6. A hospital or asylum in which persons are confined or given medical treatment or helpless. Unless otherwise required by this section, such refrigerating system shall be cut off from the building by unpierced fireproof construction. The foregoing provisions do not apply to hermetically sealed unit systems containing not more than six (6) pounds of refrigerant when located in dance halls, police stations, diet kitchens of hospitals, schools, or laboratories, and when located in rooms shut off from the rest of the building by tight partitions and tight-fitting, solid, self-closing doors and located in a room having a window to the outside air.

(g) An intermittent absorption type of refrigerating machine shall not be permitted in a Class A system. Such a type machine shall be permitted in a Class B system only when a heating medium of low pressure steam is used in its operation.

(h) The use of methyl and ethyl chloride, sulphur dioxide, or a hydro-carbon refrigerant will not be permitted in Class A systems.

(i) A Class B system using ethyl chloride or a hydro-carbon refrigerant shall not be installed or maintained in the Borough of Manhattan or in other built-up sections of the city. Elsewhere, it shall be installed or maintained only in a fireproof building of not more than one story in height, and shall be located on the ground floor, which shall be of unpierced fireproof construction. The refrigerating machinery room shall be cut off from the rest of the building by unpierced fireproof walls of not less than eight inches (8") of brick and six inches (6") of reinforced concrete. Direct exit therefrom leading to the open air and not to any other part of the building shall be maintained and shall be provided with vapor-tight, self-closing, fireproof doors.

§C19-99.0. Refrigeration Machinery Rooms and Ventilation.

a. Refrigerating machinery rooms.

1. All refrigerating machinery rooms in which an irritant refrigerant is used shall be maintained vapor-tight except that all doors which open to other parts of the building shall only be required to be self-closing and close fitting, and shall be kept closed at all times, except during entrance or exit. All other openings that may permit the passage of vapor to other parts of the building shall be vapor-tight and kept closed. No opening from elevator shafts shall be permitted in the refrigerating machinery room. This provision, however, shall not apply to dumbwaiter shafts the door openings of which are protected with self-closing fire doors or to a system containing less than six (6) pounds of refrigerant. Closets solely contained within and opening only into the refrigerating machinery room shall be considered as part of the room in which it opens.

2. In Class A and Class B systems in which an irritant refrigerant is used, the doors of the refrigerating machinery rooms shall open outwardly.

b. Ventilation.

1. Each Class A, B and C refrigerating machinery room of any system shall be independently provided with means for adequate ventilation to the outer air. The ventilation shall consist of a window or windows opening directly to the open air, or mechanical means capable of exhausting the foul air from the room.

2. When a window or windows are used, if placed in opposite walls so as to provide a through air circulation to the outer air, a total area of inlet and outlet, respectively, of not less than that specified in Column D of the table in subdivision 4 shall be provided. When a window or windows are placed in one wall a total area shall be provided not less than that specified in Column E of such table.

3. When mechanical means are used they shall consist of a power-driven exhaust fan of the enclosed caseblower type which shall be capable of removing from the refrig-

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erating machinery room the amount of air specified in Column B of the table in subdivision 4. The inlet to the fan shall be located near the refrigerating equipment. The outlet from the fan shall terminate not less than six (6) feet above the sidewalk and in no case under a stairway or fire escape. Where air ducts are used on either the inlet or discharge side of the fan they shall each have an area not less than that specified in Column C of such table. Sharp bends in the run of the ducts shall be avoided. The control for such mechanical means of ventilation shall be easily accessible and located outside of the refrigerating machinery room.

4.

Pounds of Refrigerant in System	Mechanical Cu. Ft. per Minute Discharge	Window-Mechanical Sq. Ft. Duct Area	Area in Sq. Ft. for each Opposite Side	Window-Area in Sq. Ft. for One side Only
A	B	C	D	E
Up to ... 20	150	1/4	1	6
50	250	1/3	1 1/2	12
100	400	1/2	2	16
150	550	2/3	2 1/2	19
200	680	3/4	3	25
250	680	1	3 1/2	29
300	900	1	4	32
400	1,100	1 1/4	4 1/2	38
500	1,275	1 1/4	5	42
600	1,450	1 1/2	6	45
700	1,630	1 1/2	6 1/2	48
800	1,800	2	7	51
900	1,950	2	7 1/2	55
1,000	2,050	2	8	59
1,250	2,350	2 1/4	9	68
1,500	2,800	2 1/2	11	78
1,750	3,150	3	12 1/2	87
2,000	3,500	3 1/2	14	95
2,500	4,150	4	16	113
3,000	4,500	4 1/2	18	130
4,000	6,000	6	24	167
5,000	7,500	7 1/2	30	204
6,000	9,000	9	36	241
7,000	10,500	10 1/2	42	278
8,000	12,000	12	48	315
9,000	13,000	13	52	342
10,000	14,000	14	56	360
12,000	17,000	17	68	425
14,000	19,000	19	75	470
16,000	22,000	22	86	540
18,000	24,000	24	92	580
20,000	26,500	26	100	630
25,000	33,000	33	121	760
30,000	39,000	39	142	870
35,000	44,000	44	155	940
40,000	51,000	51	176	1,060
45,000	56,000	56	190	1,120

Note—Door openings leading directly to the open air shall be considered equivalent to windows for the requirements specified in columns "D" and "E" of this table.

5. Where a non-irritant or non-inflammable refrigerant is employed, the requirements as given in the table in subdivision 4 may be reduced by one-half. When air or water is employed as the refrigerant no ventilation shall be required.

6. In lieu of mechanical means of ventilation in refrigerating machinery rooms where a Class A system or a Class B system using ammonia is installed, a water deluge may be provided which shall consist of a sprinkler system having open heads of not less than one-quarter inch (1/4") orifice spaced not more than eight feet apart in any direction, and such system shall be located above all the refrigerating apparatus and piping in the refrigerating machinery room. Not more than one head shall be installed on a 3/4-inch pipe; five heads on a 1-inch pipe; six heads on a 1 1/4-inch pipe. The deluge system shall be permanently connected with the main house supply or other assured source from which a constant water pressure of not less than twenty pounds per square inch can be maintained on the inlet side of the main control valve or valves at all times. The control valve or valves for such water deluge system shall be manually operated and easily accessible, and shall

be labeled and located outside of the refrigerating machinery room.

§C19-100.0. Open Flames and Electrical Equipment.

a. Open flames.

No fire-flame or arc light will be permitted in a Class A or B refrigerating machinery room in which a flammable refrigerant is used.

b. Electrical equipment.

1. All Class A and B refrigerating systems containing more than fifty (50) pounds of refrigerant shall have an emergency switch controlling all of the electrically-operated refrigerating machinery or the remote control of such a switch located outside of the refrigerating machinery room where it can be quickly reached and operated in case of necessity.

2. Where the operating mechanism in any system is dependent upon electrical control, such control in a pressure limiting device shall be on a closed circuit. Nothing herein contained shall require a hand reset on an automatic type of refrigerating machine.

§C19-101.0. Testing.

Every part of any refrigerating system, except pressure gauges and control mechanism shall be tested to at least the following pressures: Class A and B systems containing over fifty (50) pounds of refrigerant shall be tested after installation and proved tight before being operated. A dated declaration of such test, signed by the tester, shall be posted in the machinery room.

Refrigerant	Col. 1 High Pressure Side	Col. 2 Low Pressure Side	
		With Safety Valves	Without Safety Valves
Carbon dioxide	1,500	750	1,000
Ethane	1,050	520	760
Ammonia	300	150	225
Propane	250	115	175
Methyl chloride	155	80	120
Sulphur dioxide	135	100	100
Iso-butane	90	45	70
Butane	75	35	50
Ethyl chloride	30	15	25
Dichloromethane	12	12	12
Dichloroethylene	12	12	12
Trichloroethylene	12	12	12

§C19-102.0. Piping.

a. Piping.

1. All piping, liquid receivers or vessels containing the refrigerant, shall be supported on or by strong and durable materials. This provision shall not apply to Class C installations.

2. The arrangement of stop valves, relief devices, and other similar devices, when used shall be as shown on the diagram for Class A and B systems in section C19-107.0 of the code.

3. Every system which may be charged after installation shall have the charging connection located on its low pressure.

b. Gauge glasses.

Liquid level gauge glasses, except those of the bull's eye type, shall have automatic closing shut-off valves and such glasses shall be adequately protected against injury by slotted metal casings.

§C19-103.0. Safety Devices.

a. Construction and setting.

1. Pressure relief valves, pressure limiting devices and rupture members shall be set to prevent the pressure from exceeding the test pressure. The pressure at which the device is set to function shall be indicated thereon. (See section C19-101.0 of the code, columns 1 and 2 of table.)

2. Fusible plugs shall relieve the pressure at a temperature not exceeding 280 degrees Fahrenheit.

b. Use of stop valves.

1. It shall be unlawful to locate a stop valve between a pressure relief device or pressure limiting device and the part of the system protected thereby, unless two pressure

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relief devices of required size are used, and so arranged that only one pressure relief device can be cut off for repair purposes at any one time.

2. A Class B system in which no stop valves are used and in which the pressure will equalize throughout the system when the pressure imposing element is not in operation may be protected by only one pressure relief device located on the high pressure side.

c. Ammonia mixer.

1. The low pressure side of a Class A ammonia system shall be provided with a hand-operated valve for discharging the ammonia into water through a mixer to the sewer in case of emergency.

2. The ammonia mixer shall be constructed of steel and shall be capable of withstanding a pressure of at least fifty (50) pounds per square inch.

3. It shall be unlawful to locate a valve in the ammonia emergency discharge line, except for the manually-operated valve discharging into the water and ammonia mixer, but there may be one stop valve located inside the building for repair purposes only. This valve shall be sealed open and labeled "Keep Open."

4. The manually operated pressure relief valve shall be located in a locked box which can be opened by members of the Fire Department by means of a Fire Department key. The door of the box shall be on the public thoroughfare side of the building in an easily accessible location and not less than eighteen (18) inches or more than five (5) feet above the sidewalk level. The box shall be permanently labeled with letters of not less than one (1) inch reading "For Fire Department Use Only." The relief valve shall be labeled "Ammonia." A sign shall be posted within the box reading "Do Not Open Valve Until Water Is Flowing."

5. A single standard three (3) inch fire department connection shall be provided through which the necessary water may be supplied to the mixer. The fire department connection shall be located near the box and not less than eighteen (18) inches or more than twenty-four (24) inches above the sidewalk level and shall be permanently labeled having letters not less than one (1) inch high reading "To Ammonia Mixer." A check valve so set as to prevent gases from reaching the fire department connection shall be installed in the water line between the fire department connection and the water and ammonia mixer.

6. The fire department shall have sole use of the mixer and supply the necessary water.

7. In systems using over twenty-seven thousand (27,000) pounds of ammonia there shall be provided one additional water and ammonia mixer for each twenty-seven thousand (27,000) pounds of ammonia or fraction thereof so used in excess.

8. The ammonia mixer and its connection for a Class A system shall conform to the diagram in section C19-107.0 of the code.

C19-104.0. Size of Safety Devices.

(a) The size of pressure relief valves shall be as follows:

Capacity of System	CO ₂ and Ethane, No. Req., Size	Other Refrigerants No. Req., Size
Up to 30 tons	1—1/2"	1—1/2"
30 to 60 tons	1—1/2"	1—3/4"
60 to 100 tons	1—1/2"	1—1"
100 to 175 tons	1—1/2"	1—1 1/4"
175 to 250 tons	1—3/4"	1—1 1/2"
250 to 450 tons	1—1"	1—2"
450 to 900 tons		2—2"

(b) Where rupture members are permitted and used, the equivalent area of the relief valve specified must be provided.

(c) Fusible plugs may be used on all Class C systems and on all Class B systems of the hermetically sealed compression type containing not more than fifty (50) pounds of refrigerant. The free discharge opening shall be one-sixteenth (1/16) inch in diameter.

C19-105.0. Location and Discharge of Safety Devices.

a. Location.

A pressure limiting device shall be provided on the high

pressure side of each water-cooled refrigerating system containing more than six (6) pounds of refrigerant. A pressure relief valve shall be provided on the high pressure side of each water-cooled refrigerating system containing twenty (20) pounds or more of refrigerant, but it shall not be necessary to discharge the refrigerant to the outside air or water tank from any such refrigerating system containing fifty (50) pounds or less of refrigerant, any other provision of part 1, of this title, to the contrary notwithstanding.

b. Location and discharge of safety devices.

1. Each compressor or generator of a Class A or B system containing more than 100 pounds of refrigerant shall be protected by a pressure relief valve connected into the high pressure side between the main stop valve and the compressor or generator to relieve excessive pressure as hereinafter provided.

2. A rupture member may be substituted for the relief valve in CO₂ systems or systems operating below atmospheric pressure.

3. Shell type apparatus such as liquid receivers, condensers, evaporators, liquid separators and absorbers of Class A and Class B systems containing more than fifty (50) pounds of refrigerant, and Class B systems containing fifty (50) pounds or less of refrigerant which can be shut off by stop valves, shall each be equipped with a pressure relief valve discharging as hereinafter provided.

4. Class C systems and Class B systems containing fifty (50) pounds or less of refrigerant so constructed that, when subjected to abnormal outside temperature such as that generated in a fire, they may burst due to the expansion of the refrigerant, shall be protected by a pressure relief device.

5. A pressure relief valve shall be required on the low pressure side of a Class B system into which the relief valve or valves on the high pressure side discharge, as so shown on equipment diagram of section C19-107.0 of the code.

c. Discharge of pressure relief valve.

1. Where ammonia is used in Class A systems, the discharge from relief valves must be conducted to the outside atmosphere or into that part of the low pressure side protected by the mixer as specified in subdivision C, of section C19-103.0 of the code. If it is discharged to the outside atmosphere it must be piped above the roof or not less than 12 feet above the grade. The discharge pipe shall be not less than the size of the relief valve outlet. The discharge from more than one relief valve may be run into a common header, the area of which shall be equal to the area of the pipes connected thereto. The outlet orifice shall be turned downward.

2. Where more than fifty (50) pounds of ammonia is used in a Class B system, the discharge from relief valves shall be piped to the outside atmosphere as specified for Class A systems, or to the low pressure side as shown in diagrams in section C19-107.0 of the code, or into a tank of water which shall be used for no purpose except ammonia discharge. At least one gallon of fresh water shall be provided for every pound of ammonia contained in the system. The water used shall be prevented from freezing without the use of salt or chemicals. The tank shall be substantially constructed of not less than one-eighth (1/8) of No. 11 U. S. gauge iron. No horizontal dimensions of the tank shall be greater than one-half (1/2) the height. The tank shall have a hinged cover or, if of the enclosed type, shall have a vent hole at the top. All pipe connections shall be through the top of the tank only. The discharge pipe from the pressure relief valves shall discharge the ammonia in the center of the tank near the bottom. The tank shall be as securely supported as any other portion of the system. There shall be no opening in the tank below the water level.

3. Where more than fifty (50) pounds of any refrigerant other than ammonia is used, the discharge from relief valves shall be to the atmosphere as specified for Class A ammonia systems. Carbon dioxide may be discharged into the room if the same contains at least 10 cubic feet of capacity per pound of refrigerant used.

4. Arrangements of pressure relief devices for Class A and B systems shall conform to the diagrams in section C19-107.0 of the code.

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§C19-106.0. Operating Precautions.

a. Masks and helmets.

1. In a Class A system which operates above atmospheric pressure, there shall be provided at least two helmets or masks.

2. In a Class B system in which more than fifty (50) pounds of ammonia, sulphur dioxide or other irritant refrigerant is used, there shall be provided at least one helmet or mask.

3. Only helmets or masks that have been approved by the United States Bureau of Mines as suitable for the refrigerant employed shall be used, and they shall be kept in operative condition in an easily accessible case or cabinet located immediately outside the refrigerating machinery room.

b. Signs.

1. On Class A and Class B systems containing more than fifty (50) pounds of refrigerant there shall be painted on and affixed in a permanent manner to the main steam control, main electrical and remote control switches, receivers, containers and shell type coolers, signs having letters not less than one and one-half inches (1½") high, designating the part and refrigerant contained therein.

2. The seller of every Class A or B system shall furnish the purchaser with a sign bearing his name at least 8½" by 11" in size, which gives the rated refrigeration capacity and the quantity and kind of refrigerant required for the satisfactory operation of the system. The purchaser shall conspicuously and permanently display this sign in the machinery room. The quantity and name of the proper refrigerant content and the rated refrigeration capacity shall be stamped on all Class C systems near to or on the name plate.

3. The following information shall be posted in Class A and B machinery rooms where over fifty (50) pounds of refrigerant is used: (a) The names and addresses of the engineers or operators in charge; (b) Location of nearest fire alarm box; (c) The name, address and telephone number of physician to be called in case of emergency; (d) Instructions for safely shutting down the plant in case of emergency.

c. Storage of refrigerant.

1. Refrigerant not contained in the refrigerating system shall be stored only in non-inflammable or non-irritant containers conforming to the regulations prescribed by the Interstate Commerce Commission for the transportation of such refrigerant.

2. Only two containers holding not more than a total of three hundred (300) pounds of inflammable or irritant refrigerant shall be stored in a refrigerating machinery room of a Class A system.

3. Only one container holding not more than one hundred and fifty (150) pounds of inflammable or irritant refrigerant shall be stored in a refrigerating machinery room of a Class B system.

4. In a Class C system no refrigerant other than that used in the system shall be stored in the refrigerating machinery room.

5. If a greater amount of inflammable or irritant refrigerant than that permitted in a refrigerating machinery room is desired, it shall be stored in a fireproof building or enclosure used for no other purpose.

6. When the refrigerant is withdrawn from a system it shall be discharged only into a suitable absorbent or containers conforming to the regulations of the Interstate Commerce Commission for the transportation of such refrigerant. It shall be unlawful to permit any refrigerant to escape into the refrigerating machinery room.

7. Containers shall be connected to the system only during period of charging or withdrawing the refrigerant.

§C19-107.0. Equipment Diagrams.

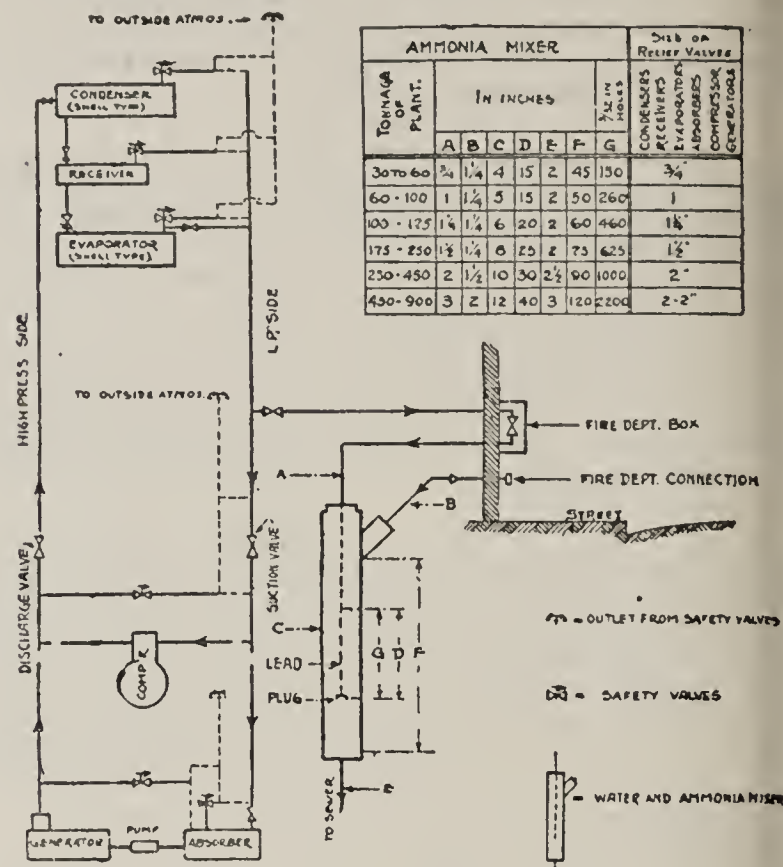
(See arrangement of pressure relief devices for Class A and Class B equipment.)

Penalties.

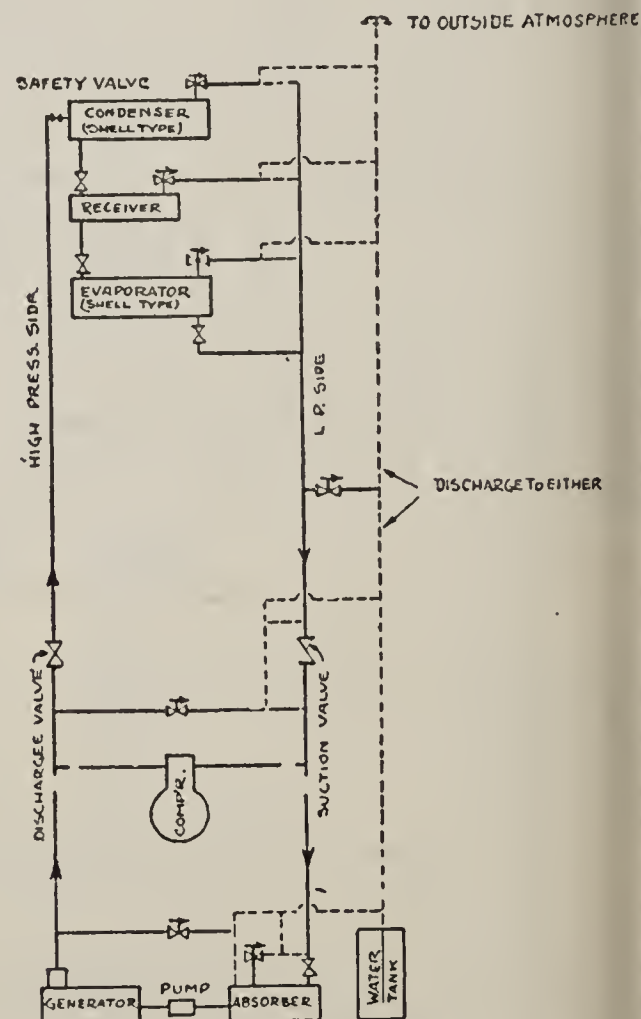
§C19-152.0. Violations.

Any person who shall willfully violate or neglect or refuse to comply with any provisions of part 1, of this title,

except the provisions of article twenty-six, in addition to any other penalties prescribed by law, shall, upon conviction, be punished by a fine of not more than \$500, or by imprisonment not exceeding six months, or by both.



ARRANGEMENT OF PRESSURE RELIEF DEVICES FOR CLASS 'A' EQUIPMENT SECTION C19-107.0



ARRANGEMENT OF PRESSURE RELIEF DEVICES FOR CLASS 'B' EQUIPMENT SECTION C19-107.0

BULLETIN

OF THE

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CITY OF NEW YORK

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No. 14

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Correction Affecting Calendar Number 621-46-A.

PROPOSED AMENDMENTS TO OIL BURNER RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, May 7, 1948, at 10 A. M., in Room 1013, Municipal Building, Manhattan, on proposed amendments to the Oil Burner Rules.

Matter in *italics* new. Matter in brackets [] old matter to be omitted.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than one such tank shall be connected to one burner, *except that two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1.* Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. *In addition where two storage tanks each of two hundred seventy-five (275) gallons capacity are installed as permitted in Rule 6.1.1, connected to one burner, such tanks shall be connected to the supply line leading to the burner through a manually operated approved three-way valve in such a way that only one tank can discharge its contents at a time. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3 so valved as to prevent overflow.*

CALENDAR

DOCKET

New Cases Filed up to March 30, 1948.

Cal. No. Dept. Premises Affected

256-48-SA—Secomatic Dry Cleaning Machine, Model AG, Appliance.

257-48-SM—Hastings Alunitile (aluminum wall tile), manufactured by Metal Tile Products, Inc., Material.

258-48-A—F.D.—184 West 31st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Borough of The Bronx, 45898-LF and Decision.

259-48-SA—Vikimatic Oil Fired Furnace, Model 1813, Appliance.

260-48-SA—Kenmore Pot Type Oil Burning Circulating Heater, Model 103.79165, Appliance.

261-48-SA—Kenmore Sleeve Type Oil Burning Circulating Heater, Model 103.81715, Appliance.

262-48-SA—Homart Blue Flame Kerosene Burning Water Heater, Model 255.34550, Appliance.

263-48-BZ—H.B.B.—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn, Alt. 4508-46.

264-48-A—H.B.B.—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn, Alt. 4508-46.

265-48-A—H.B.M.—350 5th avenue, west side, from West 33rd street to West 34th street, 1-29 West 33rd street and 2-20 West 34th street (street curb); (Block 835, Lots 19 and 41), Borough of Manhattan, D.C.B.N. 720-48.

266-48-BZ—H.B.Bx.—West side of Boston road, from East 212th to East 213th streets, 1161 East 212th street and 1160 East 213th street (Block 4707, Lot 1), Borough of The Bronx, N.B. 171-48.

267-48-A—H.B.R.—505 Bay street, northeast corner of Wave street (Block 488, Lot 1), Stapleton, Borough of Richmond (under section 35, General City Law re bed of mapped street—proposed widening of Bay street), N.B. 447-47.

268-48-A—H.B.Bx.—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx, Amendment to Alt. 1044-47.

269-48-BZ—H.B.Q.—69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens, N.B. 726-48.

270-48-A—H.B.Q.—36-05 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens, Alt. 3022-47.

271-48-BZ—H.B.Q.—160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block

4876, Lot 1), Whitestone, Borough of Queens, N.B. 931-48.

272-48-A—H.B.Q.—37-32 Review avenue, west side 442.42 ft. south of Greenpoint avenue (2nd and 3rd floors); (Block 312, Lots 41 and 59), Long Island City, Borough of Queens, N.B. 5444-47.

273-48-BZ—H.B.M.—20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan, SA 1-48.

274-48-BZ—H.B.B.—3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn, N.B. 334-48.

275-48-BZ—H.B.B.—1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn, Alt. 236-48.

276-48-A—F.D.—Pier 2, between Main and New Dock streets (Block 26, Lot 1), East River, Borough of Brooklyn, 21480-LF and Decision.

277-48-A—F.D.—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn, 21486-LF and Decision.

278-48-A—F.D.—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn, 21487-LF and Decision.

279-48-SA—Permutit Diffusion Feed (proportioning Chemical Feeder), Appliance.

280-48-BZ—H.B.B.—723-729 Kings highway, northwest corner of East 8th street (Block 6664A, part of Lot 20), Borough of Brooklyn, N.B. 1254-47.

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705-47-A—F.D.—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn, Decision re 8816-LC.

1005-47-A—H.B.M.—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan, Alt. 250-48.

298-47-A—H.B.B.—347 Lorimer street and 48-50 Meserole street, southwest corner (Block 3049, Lot 29), Borough of Brooklyn, Alt. 2296-47.

491-29-BZ—H.B.B.—416-422 Lexington avenue, south side, 63 ft. east of Tompkins avenue (Block 1805, part of Lot 6), Borough of Brooklyn, Alt. 4808-47.

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APRIL 6, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 6, 1948, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

52-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Cresson avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

21-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th

street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

290-45-BZ—Application of Emanuel M. Glick, applicant, on behalf of Jacob and Sylvia Duel, owners, reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles (previously denied by the Board); premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

130-48-A—109-123 West 64th street, north side, 77 ft. west of Columbus avenue (cellar, 1st floor and above 4th floors); (Block 1136, Lot 24), Borough of Manhattan.

578-47-BZ—Application, June 13, 1947, under sections 7a, 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Benjamin Mechanicker, owner, to permit in a residence and business use, E area district, the erection of a building to be used for storage of retail building materials, without the required rear yard; premises 723-729 Richmond avenue, east side, 102.63 ft. south of Smith place (Block 1065, Lot 47), Port Richmond, Borough of Richmond.

105-39-BZ—Application of Lama and Proskauer, applicants, on behalf of Empire Distributors, Inc., owner (Bismac Corp., lessee), reopened February 10, 1948, under sections 7e and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from warehouse, freight terminal and storage of five trucks to truck showroom; sales, service and display of more than five new and used trucks; servicing and repairs; body and fender work; painting, spraying and welding; premises 179-197 Tillary street, 237-277 Gold street, northeast corner and 42-46 Prince street (Block 122, Lot 5), Borough of Brooklyn.

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

330-28-BZ—Application of George W. Springsteen, applicant, on behalf of A. H. Consumers Society, Inc., owner, reopened October 15, 1947, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor); premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

363-42-BZ—Application of Henry Nordheim, applicant, on behalf of Anna Berkowitz, owner, reopened September 9, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time; premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

CALENDAR

870-47-BZ—Application, September 9, 1947, under sections 7c, 7e, 7f and 7i of the zoning resolution, of Henry Nordheim, applicant, on behalf of Frank Solicito, owner, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop; premises 1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

596-47-BZ—Application, June 18, 1947, under sections 7e and 21 of the zoning resolution, of Charles L. Koester, applicant, on behalf of Clinton Leggett, owner, to permit in a residence use district, the change in occupancy from dwelling to dwelling and store; premises 219-41 91st road, north side, 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens.

97-48-A—Re storage, sale and use of inflammable mixture known as Multikopy Duplicating Fluid in one gallon glass containers (capacity of containers not in conformity with Administrative Code).

375-41-BZ—Application of L. J. and G. A. Shapiro, applicants, on behalf of Roadside Realty Co., Inc., owner (Robert Hall Clothes, Inc., lessee), reopened March 2, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (store), in the business use portion of lot; premises 44-04 Queens boulevard, south side, from 44th to 45th streets (Block 166, part of Lot 20), Long Island City, Borough of Queens.

241-47-BZ—Application, March 12, 1947, under section 7e of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of Ridgewood Real Estate Corp., owner (Rimax Knitting Inc., lessee), to permit in a residence use district, the extension to existing structure (knitting mill); premises 16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

242-47-A—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

836-47-BZ—Application, August 20, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of S. & R. Feldman Realty Co., owner, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted; premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

1054-47-BZ—Application, December 9, 1947, under sections 7i, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of LO-Art Corp., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection; premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

1095-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Anna Callion, owner, to permit in a residence and business use, D area district, the extension to existing building, using more than the area permitted; premises 413 Beach 129th

street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

16-48-A—Application, January 8, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Z. M. Operating Corp., owner, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

66-48-BZ—Application, January 23, 1948, under sections 7c, 7e and 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of William N. Amerling and Amerling Chevrolet, Inc., owners, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt portion of plot, for patrons and employees; premises 1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

124-48-BZ—Application, February 16, 1948, under section 21 of the zoning resolution, of Manuel Tancer, applicant, on behalf of Curtis Properties, Inc., owner, to permit in a residence and business use D area district, the erection and maintenance of a multiple dwelling and stores, using more than the area permitted; premises 123-125 82nd avenue, southwest corner of Queens boulevard (Block 3358, Lots 28 and 35), Kew Gardens, Borough of Queens.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

127-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Harry S. Kohl, applicant, on behalf of 448-86th St. Realty Corp., owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 450 (448 displayed) 86th street, south side, 377 ft. 13/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

128-48-A—450 (448 displayed) 86th street, south side, 377 ft. 13/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 6, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

1-48-A—61 West 56th street, north side, 99 ft. 4½ in. east of 6th avenue (2nd, 3rd and 4th floors); (Block 272, Lot 5), Borough of Manhattan.

13-46-A—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn (reopened March 16, 1948; previously granted on condition).

23-48-A—Block bounded by 27th avenue, 8th street, Main avenue, Vernon boulevard, 1st street and East River (Buildings 18, 19, 21 and 22); (Block 490-498 inclusive, all Lots), Astoria, Borough of Queens—Astoria Housing Project—(under section 36, General City Law re buildings not fronting on legal streets).

29-48-A—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

34-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

37-48-A—160-164 Broadway, east side, 76 ft. 7¾ in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11½ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8¼ in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

39-48-A—270-05 80th avenue and 79-54 Langdale street, northwest corner (Block 8707, Lots 33 and 34), Belle Rose, Borough of Queens.

45-48-A—Block bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side and 5th avenue, west side (Blocks 1596 to 1598, Lot 1), Borough of Manhattan (Stephen Foster Houses).

45-48-A—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 4511, Lot 13), Borough of The Bronx.

46-48-A—21-02 to 21-10 49th avenue, southeast corner of 21st street (5th floor); (Block 71, Lot 1), Long Island City, Borough of Queens.

49-48-A—13-15 East 125th street, north side, 100 ft. east of 5th avenue (2nd and 3rd floors); (Block 1750, Lot 5), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

177-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

599-32-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee), reopened June 3, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance; premises 596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

959-47-BZ—Application, October 30, 1947, under section 7c of the zoning resolution, of Milfin Realty Corp., applicant and owner, (Fink Baking Corp., lessee), to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles; premises 503-505 East 76th street, north side, 98 ft. east of York avenue (Block 1488, Lots 5 and 6), Borough of Manhattan.

80-48-BZ—Application, January 29, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Twin Maple Construction Co., Inc., owner, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices; premises 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

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977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

1231-40-BZ—Application of Henry Nordheim, applicant, on behalf of Angelina De Roma, owner, reopened May 6, 1947, under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station; premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

50-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

1053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

1111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavalieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

65-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{4}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27, Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

980-47-BZ—Application of Solomon Zweig, owner, reopened March 23, 1948—application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments (previously withdrawn); premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

86-22-BZ—Application of Glick and Gelbman, applicants, on behalf of A & L Knitting Mills, Inc., owner, reopened February 3, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles (originally granted by the Board), motor vehicle repair shop and the parking of more than five motor vehicles upon unbuilt portion of the plot; premises 4720-4732 3rd avenue, east side, 110 ft. south of East 189th street, and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

1056-47-BZ—Application, December 11, 1947, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hills Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and office; premises 85-06 to 85-26 Astoria boulevard, 24-29 to 24-37 85th street, southeast corner, and 24-38 to 24-42 86th street (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

1067-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Irving Margon, applicant, on behalf of New York Lerner Company Inc., owner, to permit in a residence and business use, C area district, the erection of a business building in the residence portion of the plot, using more than the area permitted and without the required rear yard, to be used in conjunction with existing building in business portion of the plot, and the extension to existing building in the business use district on second floor, using more than the area permitted; premises 5308-5310 5th avenue, west side, 25 ft. south of 53rd street, and 466-472 53rd street, south side, 100 ft. west of 5th avenue (Block 815, Lots 40 and 35), Borough of Brooklyn.

13-48-BZ—Application, January 2, 1948, under sections 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Leru Realty Corp., owner (Jaystrass Cleaners, Inc., lessee), to permit in a residence use, B area district, the extension to existing building on first floor, using more than the area permitted and without the required rear yard; premises 254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan.

79-20-BZ—Application of Daniel Santoro, applicant, on behalf of Puritan Petroleum Products Corp., owner, reopened December 9, 1947, under sections 7c and 7f of the zoning resolution, to permit in the residence portion of the plot, the extension of existing garage for more than five motor vehicles (previously granted by the Board), for the storage of more than five trucks belonging to the owner; premises 96 Jewett avenue, west side, 117 ft. north of Bond street and 17 Bond street (Block 1013, Lots 48 and 58), Port Richmond, Borough of Richmond.

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building

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stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 735, Lot 1), Borough of The Bronx.

46-40-BZ—Application of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner, reopened March 18, 1947, under sections 7c and 7h of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station and the extension of existing structure to house open grease pits, the enlargement of heating room and the refacing of present building and to permit the existing parking and storage of more than five motor vehicles (previously granted by the Board) to continue; premises 4439-4441 Broadway and 700-706 West 190th street, southwest corner (Block 180, Lots 492 and 494), Borough of Manhattan.

89-41-BZ—Application of Max Horn, applicant, on behalf of Samuel Benerofe, owner, reopened April 22, 1947, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board re lots 31 and part of 22); premises 127-141 Beach 29th street, southwest corner of Lewmay road, and 130-138 Beach 30th street (Block 301, Lots 31, 18 and part of 22), Edgemere, Borough of Queens.

34-44-BZ—Application of Louis Allen Abramson, applicant, on behalf of Frances M. Newman, owner (Bond Stores, Inc., lessee), reopened February 25, 1948, under section 21 of the zoning resolution, to permit in a restricted retail use district, the proposed reduction of loading space (previously denied re omission of required loading space); premises 398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

75-45-BZ—Application of Joseph Lau, applicant, on behalf of William G. Stroh, owner, reopened January 20, 1948, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change in use of existing building from residence to business use, to be used as an extension to existing business use (previously granted by the Board); premises 126-128 Sheriff street and 403-405 East Houston street, southeast corner (Block 335, Lot 10), Borough of Manhattan.

08-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Fifth Improvement Corp., owner, reopened January 20, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted to be used as a gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop (previously denied by the Board); premises 1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

8-48-BZ—Application, January 14, 1948, under section 1 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Clemens Kammerer, owner, to permit in a residence use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling, nearer than the permitted distance to the street line on the street on which it

fronts, and nearer to the side lot line than permitted; premises 138-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens.

104-48-BZ—Application, February 9, 1948, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Corner Realty Corp., owner, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning; premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

226-48-A—RE Transportation of Fuel Oil in Tank Truck in New York City (construction of tank not in conformity with Administrative Code requirements covering Tank Trucks).

310-46-SA—Amesteam Generator, Oil Fired.

155-45-SA—Russwin Semi-Concealed Door Closer, Model 400.

484-46-SA—Bryant Gas Fired Boiler, Model 23.

485-46-SA—Bryant Gas Fired Boiler, Model 25.

486-46-SA—Bryant Gas Fired Water Boiler, Model W-26.

487-46-SA—Bryant Gas Fired Steam Boiler, Model 26-S.

969-47-SA—Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6, EO-8, and to permit marketing under the names of Stokal Stoker 801 and 803 and Viking Manufacturing Company's OF-5 and OF-10.

1079-47-SA—Besler Steam Generator.

78-48-SA—Chrysler Airtemp Oil Fired Winter Air Conditioner, Models O-70; O-7; O-10; O-13; O-16 and to permit marketing under names of Stokal Stoker Model OF-15; OF-20; OF-25; OF-30; OF-35 and Viking Manufacturing Company's Models 601; 603; 604; 605 and 606.

79-48-SA—Chrysler Airtemp Automatic Oil Fired Boilers, Models BLF-110, BLF-165 and BLF-220.

107-48-SA—Chrysler Airtemp Oil Burners, Models B-6, C-6, B-10 and A-8 and to permit marketing under the names of Stokal Stoker Models S-20, JF-5, JF-10, S-15 and Viking Manufacturing Company Models 706, 702, 703 and 701.

15-45-SM—Ackerman Insulation Plank.

829-46-SM—Burn-Rite Anti-Syphon Valve (reopened January 13, 1948 re amendment of resolution approving the ½ inch valve to include the approval of the 2/3 and 1½ inch size—all for 5 and 10 ft. heads).

347-47-SM—EZ Working Aluminum Sash Putty.

636-47-SM—RW 67-T and 68-T Flexible Bronze Gas Range Connectors.

1025-47-SM—Kerazon Flame Resistant Resin Coated Fabrics.

138-47-SM—Zurn Adjustable Wall Closet Fitting.

HARRIS H. MURDOCK, *Chairman.*

APRIL 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

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138-48-A—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street, from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re legally mapped street—Blackstone avenue).

141-48-A—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

179-48-A—27 Richmond avenue, east side, 154 ft. south of Richmond Terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

146-48-A—5525-5575 Riverdale avenue and 580 West 256th street, southwest corner (Block 3425, Lots 430 and 460), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Netherland avenue).

98-48-A—31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

298-39-A—62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors); (Block 1503, Lots 43 and 44), Borough of Manhattan (reopened February 17, 1948).

234-48-A—530-546 East 73rd street, southwest corner of East River drive (Block 1484, Lot 26), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1031-47-BZ—Application, December 4, 1947, under sections 7c and 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Alfio Longhitano, owner and lessee, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten (10) years; premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

586-41-BZ—Application of Norman Lederer and Leonard Joseph, applicants, on behalf of Carl Walter Wolf, owner, reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, permitting in a business and residence use district parking and storage of more than five motor vehicles; premises 311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 308-314 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens.

837-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of The Prebensam Realty Corporation, owner, reopened March 23, 1948, for consideration as to ex-

tension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, permitting in a residence use district, for a temporary term of two years, the parking and storage of more than five motor vehicles; premises 156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne Borough of Queens.

183-48-BZ—Application, March 4, 1948, under section 2 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corporation, owner, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre) from a retail use district into a residence use district under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zoning resolution, to permit the parking of more than five motor vehicles in a retail and residence use district premises west side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513 Lot 1), Bellerose, Borough of Queens.

184-48-A—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115, Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

185-48-BZ—Application, March 4, 1948, under section 2 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corp., owner, to permit in a residence use district, the erection of more than one building on a lot (Glen Oaks Village—Part 2); premises northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lot 55-115 and Block 8513, Lot 1); northwest corner Union turnpike and 254th street (Blocks 8510 and 8511, all lot except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400) and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens.

186-48-A—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Block 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and

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263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

479-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

137-48-A—Atlantic avenue, north side, 680 ft. east of 121st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens.

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

921-47-BZ—Application, October 20, 1947, under section 7c of the zoning resolution, of Robert Teichman, applicant, on behalf of Estate of William Ottmann, owner (Louis Landau (contract purchaser), lessee), to permit in a residence use district, the change in occupancy from stable to factory use; premises 209 East 11th street, northeast corner of Stuyvesant Alley (Block 467, Lot 58), Borough of Manhattan.

1049-47-BZ—Application, October 2, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicant, on behalf of Estate of Edward F. Jackman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

1061-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Julius Fishkind, applicant, on behalf of Marty Liebowitz, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a sheet metal and roofing supply shop, using more than the area permitted; premises 206-214 Caton avenue, south side, 40 ft. east of East 2nd street (Block 5325, Lots 3 and 5), Borough of Brooklyn.

67-48-BZ—Application, January 20, 1948, under section 7a of the zoning resolution, of Max Horn, applicant, on behalf of Nameoke Realty Co., owner, to permit in a residence use district, the conversion of existing bathing locker space on first floor to bowling alleys; premises 114-02 to 114-18 Ocean Promenade, north side, from Beach 114th to Beach 115th streets (Block 659, Lot 30), Rockaway Park, Borough of Queens.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

166-48-BZ—Application, March 2, 1948, under section 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of William I. Rosenfeld, owner (Hillside Parking Corporation, lessee), to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

148-33-BZ—Application of Solomon Jochnowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened February 3, 1948, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot; premises 205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

1075-47-A—514 West 147th street, south side, 250 ft. west of Amsterdam avenue (7th floor); (Block 2078, Lot 19 (old 43)), Borough of Manhattan.

283-48-A—13-19 Lafayette avenue, 256-264 Ashland place, northwest corner and 83-91 Rockwell place (cellar and 1st floor); (Block 2107, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

1021-47-A—1 Hamilton avenue, southeast corner of Ferry place (Block 334, Lot 64), Borough of Brooklyn.

53-48-A—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

111-48-A—196-04 Hollis avenue and 109-01 to 109-17 196th street, southeast corner (Block 10933, Lot 1), Hollis, Borough of Queens.

163-48-A—112-21 Jamaica avenue, north side, 187.71 ft. east of 112th street (2nd floor); (Block 9226, Lot 26), Richmond Hill, Borough of Queens.

245-48-A—865 Midwood street, north side, 100 ft. west of Utica avenue (Block 4589, Lot 95), Borough of Brooklyn.

95-48-A—674 Marcy avenue, west side, 93 ft. south of De Kalb avenue (Block 1779, Lot 49), Borough of Brooklyn.

321-48-A—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

304-41-BZ—Application of Irving E. Kanner, applicant, on behalf of 112 West 31st Street Corporation, owner, reopened April 6, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting partly in a retail use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles; premises 116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

260-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Herbert Rosen, owner, reopened February 25, 1947, under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station); premises 5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

939-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Chesterfield Estates, Inc., owner, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area; premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

1052-47-BZ—Application, December 3, 1947, under sections 7c, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Winters Building Associates, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection; premises 712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

1060-47-BZ—Application, December 11, 1947, under section 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blumberg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sections 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

156-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Frieda Bogen, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area; premises 1693-1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn.

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

188-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Otto L. Nelson, Jr., applicant, on behalf of New York Life Insurance Co., owner, to permit in a residence and business use, B area and Class 1½ height district, the erection and maintenance of a class "A" multiple dwelling to a height in excess of that permitted without the required set backs, and with proposed dormers in excess of that permitted;

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premises 200-266 East 66th street, south side, from 2nd to 3rd avenues, 1241-1259 2nd avenue, 1111-1127 3rd avenue and 201-257 East 65th street (Block 1420, Lot 1), Borough of Manhattan.

200-48-BZ—Application, March 9, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry; premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 27, 1948, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following matter:

70-48-A—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 4, 1948, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

03-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 77, Lot 67), Borough of Manhattan.

44-36-BZ—Application of Lama and Proskauer, applicants, on behalf of Morris Marder and Jack Marder, owners, reopened January 14, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the existing gasoline service station (previously granted by the Board for a term of ten years); premises 83-67 Liberty avenue and 183-52 to 183-64 104th avenue, northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schulman, owner, reopened December 6, 1947, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

05-44-BZ—Application of Samuel Roth and Herman Kron, applicants, on behalf of Michael Vicinanza and Nicholas De Dianillio, owners (Van Owners Purchasing Bureau, lessee), reopened April 6, 1948, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied, reopened and dismissed by the Board); premises 162-164 West 64th street, south side, 170.59 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

48-47-BZ—Application of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolu-

tion, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1040-47-BZ—Application, November 24, 1947, under section 21 of the zoning resolution, of Charles A. Levitt, applicant, on behalf of Celia Pecker, owner (Pecker Iron Works, Inc., lessee), to permit in an unrestricted use, B area district, the erection and maintenance of a building to be used as a steel warehouse and fabricating plant without the required rear yard; premises 200-206 Siegel street, south side, 315 ft. ½ in. east of Bushwick avenue (Block 3100, Lot 18), Borough of Brooklyn.

4-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Herman Kron and Son, applicants, on behalf of Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee), to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 1005, Lots 42 and 43), Borough of Manhattan.

114-48-BZ—Application, February 10, 1948, under section 7c of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of August Mischler, owner, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop; premises 113-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

160-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Gilbert V. Steele, applicant, on behalf of B. Gertz, Inc., owner, to permit in an unrestricted use, C area and class one height district, the erection and maintenance of a building to a height in excess of that permitted, without the required set backs; premises 93-59 183rd street, east side, 62.35 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens.

164-48-BZ—Application, March 2, 1948, under section 21 of the zoning resolution, of William I. Hohauser, applicant, on behalf of Building Management Corp., owner, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 97-01 to 97-09 Queens boulevard, northeast corner of 63rd drive (Block 2090, Lot 1), Rego Park, Borough of Queens.

274-48-BZ—Application, March 29, 1948, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Philip Panzer, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

171-48-SA—Superfex Suspended Heating Unit (ceiling furnace), Model 550.

27-48-SA—Consolidated Oil Burner.

135-48-SA—Erie Gasoline Pumps, Models 129.2 and 229-2.

866-47-SA—Oxweld Cutting Blowpipe, Types C37-R, C43, C56, C57-R, C58 and AC4; Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W-43 and Purox Cutting Attachment, Type #35.

340-40-SM—Peelle Counterbalanced Dumbwaiter Door.

116-46-SM—Union Melt Welding Process and Union-melt Welding Composition and Welding Rod Electrodes for Union Melt Welding.

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808-46-SM—Sargent Incinerator Hopper Door #5, Flush Type.

149-48-SM—B & L Welding Co., 275 Gallon Obround Fuel Oil Storage Tank.

HARRIS H. MURDOCK, *Chairman*.

MAY 4, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 4, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

HARRIS H. MURDOCK, *Chairman*.

MAY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, May 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

Rules

217-21-SR—Proposed amendments to the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 30, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

ZONING APPLICATIONS

86-22-BZ

APPLICANT—Glick and Gelbman, for A & L Knitting Mills, Inc., owner.

SUBJECT—Application (reopened February 3, 1948) re decision of the borough superintendent, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles, motor vehicle repair shop and the parking of more than five motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—4720-4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

APPEARANCES—

For Applicant: M. Glick, S. Lulloff, Mr. Jennings and T. B. Dyer.

For Opposition: Mrs. Carroll.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. for inspection by a committee of the Board and for decision without further argument; hearing closed.

479-39-BZ

APPLICANT—De Pace and Juster, Inc., for Board of Transportation, City of New York, owner (Saul and Leonard Haskell, lessees).

SUBJECT—Application (reopened February 17, 1948) re decision of the borough superintendent, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East

Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Juster, Robt. L. Dixon, S. Haskell and L. Haskell.

For Opposition: S. Lochar, Irving Saltzman, E. Frankel, S. Levitt, N. Lewis, M. Schultz, T. Yavarkosky and G. Yavarkosky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't. of Parks.

ACTION OF BOARD—Application laid over to April 20, 1948 at 10 A. M. for inspection and decision by the Board, without further argument.

895-47-BZ

APPLICANT—Lawrence M. Rothman, for H.A.M. Realty Corp., owner (Jacob Herrlich Sons, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel.

PREMISES AFFECTED—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

APPEARANCES—

For Applicant: J. V. McKee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for inspection by a committee of the Board and further consideration.

1056-47-BZ

APPLICANT—Burke, Morrison and Green, for Oakland Hills Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, accessory sales and office.

PREMISES AFFECTED—85-06 to 85-26 Astoria boulevard, 24-29 to 24-37 85th street, southeast corner,

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and 24-38 to 24-42 86th street. (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. at request of applicant.

1057-47-BZ

APPLICANT—Irving Margon, for New York Lerner Company, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection of a business building in the residence portion of the plot, using more than the area permitted and without the required rear yard, to be used in conjunction with existing building in business portion of the plot, and the extension to existing building in the business use district on second floor, using more than the area permitted.

PREMISES AFFECTED—5308-5310 5th avenue, west side, 25 ft. south of 53rd street, and 466-472 53rd street, south side, 100 ft. west of 5th avenue (Block 815, Lots 40 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Glaser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. at request of applicant.

3-48-BZ

APPLICANT—Paul Friedman, for Leru Realty Corp., owner (Jaystrass Cleaners, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension to existing building on first floor, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: P. Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 10 A. M. at request of applicant.

51-26-BZ

APPLICANT—A. and Z. Realty Corp., owner (James E. Hanrahan, lessee).

SUBJECT—Application reopened January 27, 1948, for consideration as to amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of a store and factory building.

PREMISES AFFECTED—178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas Dwyer.

For Opposition: Michael Levine and Herman Niessen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (351-26-BZ)

WHEREAS, this application, to permit in a residence use district under section 21 of the zoning resolution, the alteration and extension of business building, premises 178-186 Parkside avenue and 333-345 Ocean avenue, southeast corner (Block No. 5054, Lot 6), Borough of Brooklyn, was granted by the Board July 6, 1926, under certain conditions; and

WHEREAS, an application under sections 7b and 21 to permit in residence and business use districts the extension in height of existing building as permitted in 1926 used for business purposes, was denied by the Board on July 7, 1936; and

WHEREAS, a request for amendment of the resolution under section 21 of the building zone resolution, to permit partly in a business use district and partly in a residence use district the maintenance of part of said business building (stores) to include a restaurant, contrary to the resolution of the Board, was denied by the Board on February 4, 1941; and

WHEREAS, on July 9, 1941 the Supreme Court, Special Term, Part 1, Kings County, under Mr. Justice Fennelly granted motion dismissing order of certiorari and the determination of the Board was sustained; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 27, 1948, and set for hearing on March 2, 1948, at 10 A. M., subject to usual procedure, based on alleged new facts consisting of a new owner who claimed he relied on a certificate of occupancy issued in 1945 by the Borough Superintendent in spite of the decision of the Board in 1941 and the decision of the court in upholding the decision of the Board; and

WHEREAS, the certificate of occupancy issued in 1945 #112681 is subject to an appeal filed by the Borough Superintendent for revocation under Calender 862-47-A; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals, and laid over to March 30, 1948, at request of applicant's representative, to permit the applicant to send out notices of hearing; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1948, re Alt. Applic. 232-48, reads:

"The present use and occupancy of the premises is in violation of the conditional variance of the Bd. of Standards & Appeals Cal. 351-26-BZ, which reads in part as follows:

"That the conduct of any business selling eatables on any portion of the Ocean Ave. frontage is prohibited; that no business occupancy shall be maintained which is otherwise permitted by law to operate on Sundays."

Note: Application for revocation of existing certificate of occupancy is pending before the Bd. of Standards & Appeals Cal. 862-47-A."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was

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therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1152-27-BZ

APPLICANT—Samuel Rosenblum, for Knickerbocker Hospital, Inc., owner.

SUBJECT—Application reopened January 27, 1948—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline selling and service station and the parking and storage of more than five motor vehicles (previously denied re erection and maintenance of a garage for storage of more than five motor vehicles).

PREMISES AFFECTED—1440-1450 Amsterdam avenue, northwest corner of West 131st street (Block 1986, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: L. Schreiber, J. H. Finn, H. Kimmel, Geo. Beatty and J. R. Young.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1152-27-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in business use and unrestricted use districts, the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 505 West 131st street and 1448 Amsterdam avenue, northwest corner, Borough of Manhattan, was denied by the Board on April 24, 1928; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution, to permit in business and unrestricted use districts, the erection and maintenance of a gasoline selling and service station and the parking and storage of more than five (5) motor vehicles, affecting premises 1440-1450 Amsterdam avenue, northwest corner of West 131st street (Block 1986, Lot 28), Borough of Manhattan; and

WHEREAS, this case was reopened by vote of the Board on January 27, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Amsterdam avenue is in a business use, B area and Class 1½ height district; West 131st street and the site are in business and unrestricted use, B area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated December 2, 1947 on N.B. Applic. 225-47 reads:

"1. In a Business Use District, no gasoline selling & service station or parking & storage of more than 5 motor vehicles is permitted, Article II, Section 4 (a) (15), (46), of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 99 ft. 11 in. frontage by 125 ft. in depth, presently vacant; that it is proposed to erect a building 38 ft. by 14 ft., one story, 17 ft. in height, of Class 3 construction, to be used as an office and for the greasing of cars; that it is proposed to install four 550 gallon gasoline tanks and two dispensing pumps; that it is further proposed to have two

curb cuts from Amsterdam avenue and one from West 131st street; and

WHEREAS, the applicant contends that Amsterdam avenue is a through arterial highway with a great deal of automobile traffic; that as such it forms a buffer for the parallel through lines, Broadway and the Drive and is instrumental in relieving heavy traffic from the north; that to the west there are nondescript type of structures, including garages, old junk yards, etc.; that this is all located in the unrestricted territory; that for a great many years the site has been vacant and affords no income of any kind to the private hospital which owns the land; that with the parking problem so great in the city, this will afford an excellent opportunity to have a site close to the 125th street section where cars could be parked; that it is desired to maintain a small gasoline station; that the character of the neighborhood is such that the proposed use will not cause any deterioration to adjoining properties and the income will enable the owner to further their worthy projects; and

WHEREAS, the premises and surrounding area have been inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 225-47, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

378-39-BZ

APPLICANT—Paul Friedman, for Edward Hoddersen and John Mindermann, owners (Hoddersen Bros., lessees).

SUBJECT—Application reopened January 27, 1948—re Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to existing business building (previously granted an extension to existing business building).

PREMISES AFFECTED—307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and A. Farber.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (378-39-BZ)

WHEREAS, this application under section 7a of the zoning resolution, to permit in a residence use district, the extension of an existing business building, affecting premises 307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block No. 1521, Lot 64), Borough of Brooklyn, was granted by the Board on June 20, 1939, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district the extension to an existing business building; and

WHEREAS, this case was reopened by vote of the Board on January 27, 1948 subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Sumpter street is in residence and business use, C area, Class 1 height districts; Hopkinson

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avenue is in a business use, C area and Class 1 height district; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 23, 1947, re Alt. Applic. 4796-47, reads:

"1. Extending Business use in a Residential Use district is contrary to Art. II, Sect. 3 of Zone Resolution." and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 134 ft. 11 $\frac{3}{4}$ in. in depth (irregular) on which is located a building 25 ft. front; and it is proposed to extend the second story to front of lot in order to provide an additional storeroom and an additional cold refrigeration room; that it is further proposed to extend the westerly end of the first story to the building line and construct the front wall of the building line with an overhead door, relocate the existing stairway connecting the first and second floors, construct a gooseneck ladder at the rear from roof of existing one-story portion of the building to the ground, remove existing store front window at front and install front wall of brick, glass-block, casement windows and a new door; that it is further proposed to install a 2 ft. by 20 ft., non-illuminated sign at front and improve the appearance of facade of building; and

WHEREAS, the applicant contends that the granting of this application will benefit the owners by enabling them to maintain better working conditions for their employees and by enabling them to maintain a more efficient layout for the conduct of their business and will benefit the neighborhood by improving the appearance of the existing business building and will do substantial justice in that it will benefit the owners without harming anyone, while a denial of the application would harm the owners and the neighborhood without benefitting anyone.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 20, 1939, as follows:

" . . . that in the event the owners desire to further increase the building as proposed and as shown on plans filed with this application, marked 'Received January 2, 1948,' the extension of use may be permitted under section 7 subdivision c as proposed, *on condition* that the building shall not be further increased in height or area and shall be arranged as designed and shown on such plans; that any signs erected shall be within the space indicated, advertising only the name of the concern operating the premises and the nature of the product sold; that such signs shall not be illuminated and shall comply in all other respects with the requirements therefor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as previously permitted under this calendar number, 378-39-BZ, Volume 1."

479-44-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Samuel Benenfeld, owner.

SUBJECT—Application (reopened February 10, 1948) re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five motor vehicles and oil selling station to gasoline service station, motor vehicle repair shop and auto showroom.

PREMISES AFFECTED—38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: N. Lederer, D. Feldman and Rev. E. V. Kelly.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (479-44-BZ)

WHEREAS, this application under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district, the extension in height of a building now used as a garage for more than five motor vehicles and the conversion of occupancy from a garage for more than five motor vehicles and a gasoline service station to a factory, affecting premises 38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens, was denied by the Board on October 24, 1944; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for more than five (5) motor vehicles and oil selling station to gasoline service station, motor vehicle repair shop and auto showroom; and

WHEREAS, this case was reopened by vote of the Board on February 10, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach Channel drive is in a residence use, D area and Class 1 height district; and Beach 38th street is in a residence use, D area and Class 1 height district; and the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1948, re Alt. Applic. 3269-47, reads:

"1. The use of the above located premises for a gasoline service station, auto repair shop and auto showroom is contrary to Article 2, Section 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. frontage by 60 ft. in depth on which is located a building 100 ft. front by 48 ft. in depth, one story, 12 ft. in height, of Class 2 construction, presently used as a public garage for more than five motor vehicles and oil selling station; that it is proposed to change the building to an automobile showroom, garage for more than five cars and for service and repairs to cars sold by proposed agency; and

WHEREAS, the applicant contends that the service and repair will consist of that work which is necessary for the final checkup prior to the delivery of the cars and such small adjustments as repairing carburetors, small engine adjustments or other small mechanical work or adjustments necessary to a new car; that the building will be improved by the addition of large show windows for the proper display of these cars, and the front is to be modernized; that the building will then be much more attractive and will be an improvement over the existing conditions; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7, subdivisions e and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of ten (10) years, to permit the building to be occupied as proposed and as indicated on plans marked "Received March 11, 1948" (3 sheets) *on condition* that the building shall not be used as a public garage but only as

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proposed as a showroom and service station for the Tucker Automobile Sales Agency; and that the building shall not be increased in height or area and shall comply in all other respects with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

410-47-BZ

APPLICANT—Lama and Proskauer, for Nicoletta Daechille, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium.

PREMISES AFFECTED—2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (410-47-BZ)

WHEREAS, Lama and Proskauer, for Nicoletta Daechille, owner, filed April 21, 1947, an application under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium, affecting premises 2908 Nostrand avenue, west side, 500 feet north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin, and laid over from time to time to March 30, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in a business use, D area and Class 1 height district; Avenue P is in a residence use, D area and Class 1 height district; and site is in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 18, 1947, re Alt. Applic. 4880-46, reads:

"1. Change of occupancy from auto laundry, greasing and garage for the storage of 5 trucks, to auto repairs, wheel alignment, body & fender work, auto laundry and open lubritorium, on premises partly in a business use district and partly in a residence use district is contrary to Art. II, Sec. 3 and Sec. 4a 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 110 ft. in depth, on which is located a building 40 ft. front by 80 ft. in depth, one story 13 ft. in height of Class 3 construction used as an automobile laundry, car greasing and garage for five trucks; that it is proposed to do minor automobile repairs, brake testing, wheel alignment and fender and body repairs; and

WHEREAS, the applicant contends that inasmuch as they are now permitted to grease automobiles and wash automo-

biles, the additional uses requested will in no way affect the surrounding properties; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the existing building to be also occupied as a motor vehicle repair shop, including wheel alignment but excluding the use of a forge or anvil and excluding heavy collision repairing, including washing and lubrication on the premises *on condition* that the building shall not be increased in height or area; that the use as proposed shall be restricted to the premises, namely Lot 79; that there shall be no work or storage of cars in connection with this use on the adjoining lots to the north or south; that there shall be erected a brick wall not less than 5 ft. in height on either side lot line from the building to the building line; that such wall may be ramped down to a height of not less than 3 ft. at the building line for a distance of 10 ft. back from the building line; that the existing open lift in front of the building shall be removed and all work shall be done within the building; that the portion of the plot between the front wall of the building and the building line shall be properly paved with concrete or colprovia or other similar material; that all signs on the premises shall be removed; that the front of the building shall be repainted and any sign erected shall be limited to one sign reading "Auto service" as indicated on revised plan marked "Received March 25, 1948;" that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the rear windows on the lot line shall be made fireproof and fixed or the openings filled with glass block approved for exterior walls; that this does not include the exit door which shall normally be kept closed but used for exit; that the boiler room shall be separated from the balance of the building by fireproof construction; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

1038-47-BZ

APPLICANT—Siegel and Green, for Admirable Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop and dwelling, using more than the area permitted.

PREMISES AFFECTED—55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Wm. Weiss.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1038-47-BZ)

WHEREAS, Siegel and Green for Admirable Realty Corporation, owner, filed December 4, 1947 an application under sections 7c, 7i and 21 of the zoning resolution, to permit in

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a retail use, D area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a building to be used as a motor vehicle repair shop, and dwelling, using more than the area permitted, affecting premises 55-57 Avenue D and 752 East 5th street, southwest corner (Block 374, Lot 34), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 9, 1948, after due notice by publication in the Bulletin, and laid over to March 30, 1948 for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue D is in a retail use, D area, class 1 height district; East 5th street and the site are in residence use and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated November 26, 1947 on N.B. Applic. 230-47 reads:

"1. Proposed motor vehicle repair shop in a retail district is contrary to Art. II, Sec. 4 (a) 29, Z.R.

"2. Proposed coverage of structure in a 'D' district contrary to Art. IV, Sect. 14 (c), Z.R."

and
WHEREAS, the applicant states that the premises consist of a plot, 41 ft. 2 in. frontage by 80 ft. in depth, on which is located a building 18 ft. by 36 ft., one story, 12 ft. in height, of class 5 construction, presently used as a motor vehicle repair shop, with vehicular driveway to each street; that it is proposed to demolish the existing building and reconstruct the site with a building 41 ft. 2 in. front by 80 ft. in depth; second floor, 32 ft. in depth, 2 stories, 23 ft. 3 in. in height, of class 3 construction, to be used as a motor vehicle repair shop, the 2nd floor to be maintained as owner's residence (five room apartment); and

WHEREAS, the applicant contends that under section 6 of the zoning resolution, this existing building and premises may be continued therein without restriction, as the existing use was lawfully established when these premises were located in an unrestricted use, A area; that subsequent to the establishment of this use on these premises, the zoning was changed for this entire area, whereby the premises were located in a retail use and D area; that the proposed building would unquestionably be an asset to the neighborhood as it would confine the motor vehicle repairs entirely within the building, rather than the condition that now exists, whereby such repairs are made partly in the open; that the proposed 2nd story will be used for a conforming residential use, and together with the architectural facade being proposed, would undoubtedly enhance the appearance of this block; that this proposal, together with such conditions as the Board may deem necessary to impose, will certainly safeguard the character of this district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions 7c and 7i, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, as to area, of the zoning resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the construction and use of the proposed building in place of the existing building and use, as proposed and as indicated on plans filed with this application marked "Received December 4, 1947," 3 sheets, *on condition* that all existing buildings shall be removed from the premises and the building shall be erected substantially as proposed and in accordance with the requirements of the Building Code; that the building shall be used for motor vehicle repair only as to the street floor as proposed and the second floor only for residence use for the owner-operator of the motor

vehicle repair shop; that curb cuts shall be restricted to two, one from Avenue D not over 15 ft. in width has shown and one of similar width from East 5th street; that the sidewalk and curbing shall be restored on both street fronts to the satisfaction of the Borough President; that the motor vehicle work shall consist mainly of work with hand tools, excluding a forge and an anvil and all heavy and noisy repair work; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that skylights shown toward the rear wall shall be not nearer than 15 ft. therefrom; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

55-48-BZ

APPLICANT—Joseph J. Furman, for Bloom and Krup, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension to existing building by addition of a second floor, using more than the area permitted.

PREMISES AFFECTED—407-409 East 12th street, north side, 100 ft. east of 1st avenue and 206 1st avenue (Block 440, Lots 5, 55 and 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Opposition: Solomon D. Monshine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (56-48-BZ)

WHEREAS, Joseph J. Furman for Bloom & Krup, owners, filed January 21, 1948 an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area, district, the extension to an existing building by the addition of a second floor, using more than the area permitted, affecting premises 407 to 409 East 12th street, north side, 100 ft. east of 1st avenue and 206 1st avenue (Block 440, Lots 5, 55 and 56), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 12th street is in residence and local retail use, B area, class 1½ height districts; 1st avenue is in local retail and retail use, B area, class 1½ height districts; the site is in residence, local and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated January 21, 1948 on Alt. Applic. 1894-47 reads:

"2. Repeat. Proposed extension for commercial purposes in residence, retail and local retail districts is contrary to Art. II—Section 3 Z.R.

"6. Repeat. Area of coverage for extension contrary to Section 12B-b Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 48 ft. 8 in. frontage by 132 ft. 7 in. in depth, irregular, on which are located two buildings, one used as a garage for not more than five cars, and the other as a store and showroom, 48 ft. 8 in. front by 132 ft. 7 in. in depth, irregular, one story 13 ft. in height, of class 3 construction; that the building on 1st avenue is 19 ft. 2 in. front by 90 ft. 9 in. in depth, irregular, 3 stories, in height, of class 3 construction; that this building is connected with

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one on East 12th street and is used as the main entrance for all incoming and outgoing customers; that it is proposed to alter the premises by extending, for one story, the height of the buildings facing on East 12th street to be 24 ft. in height, of class 3 construction; and

WHEREAS, the applicant contends that the proposed extension is due to increased business in these premises; that present space conditions are extremely congested and it is almost impossible to carry on everyday business activity; that this business has been conducted by the owner for almost 20 years and has served the community with general house furnishings and supplies; that East 12th street between 1st avenue and avenue A was rezoned November 29, 1946 from business use to residential use but has a larger number of non-conforming uses therein of a much more obnoxious use than the proposed extension which is merely a retail business, servicing the tenants in the immediate neighborhood; that the Stuyvesant Town project which is a short distance from the site has brought thousands of families to this community and is dependent on this and other retail stores to service the tenants of this project and has very few stores in it, excluding a store of this nature; that it was originally the intention of the owners to erect a two story building but scarcity of labor and materials influenced the owners to proceed with one story in 1945; that immediately thereafter the zone was changed; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution and that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof to permit the additional coverage of area as proposed, *on condition* that the spaces now indicated as vacant at the rear of Lot 55, having an area of 25 by 33 feet shall remain unbuilt upon; and *granted* under section 7c to permit the extension of the existing building into the more restricted district as proposed and as indicated on plans filed with this application, marked "Received January 21, 1948" (5 sheets), *on condition* that the proposed second story shall be used for showroom only and not for storage; that the first floor shall be continued to be used for storage, receiving and delivering of merchandise; that the design of the building on East 12th street shall be substantially as proposed and the windows on the second story shall be as proposed and not designed or used as show windows; that no signs shall be erected on the building on East 12th street other than necessary directional signs in connection with the automobiles displayed; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

60-48-BZ

APPLICANT—Maurice G. Uslan, for 1229 Castleton Avenue Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a temporary period of time.

PREMISES AFFECTED—120 Bay street, southwest corner of Slosson Terrace (Block 5, Lot 13), St. George, Borough of Richmond.

APPEARANCES—

For Applicant: Maurice G. Uslan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (60-48-BZ)

WHEREAS, Maurice G. Uslan, for 1229 Castleton Ave. Realty Corp., owner, filed January 22, 1948 an application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a temporary period of time, affecting premises 120 Bay street, southwest corner of Slosson Terrace (Block 5, Lot 13), St. George, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Bay street, Slosson terrace and the site are in a business 1 use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated January 22, 1948 on B.N. Applic. 342-47 reads:

"1. Parking and storage lot for more than five cars is not permitted in a business-1 use district. Art. II, Sec. 4D. (Sec. 4a-15)."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 172 ft. in depth, irregular, on which is located a store and twelve metal one car garages; that the store is 55 ft. 6 in. front by 34 ft. in depth, irregular, one story 12 ft. in height of class 3 construction; that it is proposed to remove the existing 12 metal garages and use the unbuilt on portion of the plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that there is an urgent need for off-street parking in this business area which is close to the Borough Hall and many office buildings and near the ferry terminal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of two years, to permit the portion of the plot where unbuilt upon to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that the plot shall be graded so that no portion shall be higher than the grade at Central Avenue and graded with a slope toward Bay street and with a proper ramp on Bay street for entrance as proposed; that entrances shall be restricted to three, one from Central avenue, one from Slosson terrace and one from Bay street, located substantially as shown and indicated on plans filed with this application, marked "Received January 22, 1948" (1 sheet) and "March 16, 1948" (2 sheets); that the plot shall be surfaced with clean gravel, steam cinders or other suitable material, properly rolled and treated with a binder and so graded as to provide surface drainage to the satisfaction of the borough superintendent so as to flow toward Bay street; that on the interior lot lines and street lines there shall be erected a substantial woven wire fence not less than 5 ft. 6 in. in height of the chain link anchor steel post type; that the sidewalks and the premises shall be maintained to the satisfaction of the borough president; that no signs shall be erected on the premises except there may be signs on each street front near the entrance, advertising the parking and storage use and such information as required by the commissioner of licenses, provided such signs do not extend beyond the building line, are not illuminated and are

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not more than 15 square feet in area each; that during the term of this variance no buildings shall be erected on the premises and all buildings shall be removed other than the present one-story masonry building at the intersection of Slosson terrace and Bay street which shall be cut off from the parking area by walls and wire mesh fence and except that there may be erected a building not over 100 sq. ft. in area and one story in height for office and shelter for the attendant; that all fire-fighting appliances shall be maintained as the fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

896-47-A

APPLICANT—Lawrence M. Rothman, for H. A. M. Realty Corp., owner (Jacob Herrlich Sons, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

APPEARANCES—

For Applicant: J. V. McKee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A.M., for inspection by a committee of the Board and for further consideration in conjunction with 895-47-BZ.

1009-47-A

APPLICANT—Frank Randazzo, for Vincent Rosselli, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Randazzo.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A.M., at request of applicant.

137-48-A

APPLICANT—The Long Island Railroad Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Atlantic avenue, north side, 680 ft. east of 121st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Palmer S. Mock, J. W. Rowland, H. B. Staples, A. W. Walters.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A.M., for inspection by a committee of the Board, and further consideration.

862-47-A

APPLICANT—Benjamin Saltzman, for Department of Housing and Buildings.

OWNER OF PREMISES: Z. and Z. Realty Corporation; (James E. Hanrahan, lessee).

SUBJECT—Revocation of Certificates of Occupancy Nos. 112681 and 79890, re B.N. 12093-36; Certificate of

Occupancy No. 77875 re B.N. 9418-35 and Certificates of Occupancy Nos. 72739 and 47532.

PREMISES AFFECTED—333-345 Ocean avenue and 178-186 Parkside avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine and Herman Niesen.

For Opposition: Thomas Dwyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (862-47-A)

WHEREAS, Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, filed October 3, 1947, an application for revocation of certificates of occupancy, affecting premises 333-345 Ocean avenue and 178-186 Parkside avenue, southeast corner (Block 5054, Lot 6), Borough of Brooklyn, owned by Z and Z Realty Corp., James E. Hanrahan, lessee; and

WHEREAS, the building is one story, 13 ft. in height, 81 ft. 10 $\frac{3}{8}$ in. by 99 ft. 9 in. irregular in area, Class 3 construction, erected in 1927, of Class 3 construction, located in a residence use, C area district, used and occupied since March, 1936, as follows: Cellar, ordinary storage; 1st floor, stores, restaurant and cabaret with dance space for 72 persons; and

WHEREAS, the applicant states that this appeal is for the revocation of Certificate of Occupancy #112681 issued June 13, 1945 and Certificate of Occupancy 79890 issued October 30, 1936, and Building Notice 12093/36 upon which they were issued; Certificate of Occupancy 77875 issued March 20, 1936 and Building Notice 9418-35 on which it was issued; Certificate of Occupancy 72739 issued on January 6, 1933; Certificate of Occupancy 54892 issued on February 5, 1929; and Certificate of Occupancy 47532 issued on November 3, 1927; and

WHEREAS, the applicant contends that these premises are located in a residential use district; that a one-story and cellar business structure was erected under a variance granted by the Board under Cal. 351-26-BZ, dated July 6, 1926 and amended June 15, 1927; that a portion of the premises on the Ocean avenue frontage is occupied as a restaurant in violation of the foregoing conditional variance and part of amended resolution of June 15, 1927, reads: "that the business use of the plot shall be restricted to retail shops and stores; that the conduct of any business selling eatables shall be prohibited on any portion of the Ocean Avenue frontage; that no business occupancy on the Ocean Avenue frontage shall be maintained, which is otherwise permitted by law, to operate on Sundays;" that this appeal seeks to revoke the following certificates of occupancy and the approved applications on which they were issued, in that they were issued in error as they specify a restaurant use on the Ocean Avenue frontage: Certificates of Occupancy 112681, 79890 and Building Notice 12093-36, on which they were issued; Certificate of Occupancy 77875 and Building Notice 9418-35 on which it was issued; that the revocation of the following certificates of occupancy is also requested, as they fail to specify that they are subject to the conditional variations of the Board of Standards and Appeals, Cal. 351-26-BZ: Certificates of Occupancy Nos. 72739, 54892, 47532; that after the foregoing certificates and applications have been revoked and the occupancy of the premises is made to conform to the conditional variance, Cal. 351-26-BZ, a new and proper certificate of occupancy will be issued; that attention of the Board is directed to the fact an amendment to the resolution Cal. 351-26-BZ to permit the restaurant on the Ocean avenue frontage was denied by the Board on February 4, 1941; and

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WHEREAS, Violation 4309-39 dated June 25, 1946, states the Board's resolution under Cal. 351-26-BZ, specifies "there shall be no signs of any nature or description displayed on any portion of the property, other than fixed metal lettering attached to the plate glass show windows;" and

WHEREAS, a summons and complaint in connection with a declaratory judgment has been served upon the Board in this matter.

Resolved, that the appeal be and it hereby is *granted* revoking Certificate of Occupancy No. 112681, issued June 13, 1945, and all previously issued certificates which were superseded by Certificate of Occupancy 112681, in so far as they may apply to permitting the use of the premises for a restaurant and also revoking approval of such applications relating to the restaurant use as were issued and on which certificates of occupancy were based.

14-48-A

APPLICANT—Square D Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—80-06 47th avenue (Fitch avenue), south side, 433 ft. west of 82nd street (5th floor and penthouse); (Block 1536, Lots 53, 55 and 58) and 80-21 47th avenue (Fitch avenue), north side, 232 ft. west of 82nd street (1st and 2nd floors); (Block 1533, Lot 69), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Seymour M. Rowen, Sidney Hersch and Helmut Tydeck.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (14-48-A)

WHEREAS, Square D Company, owner, filed January 2, 1948 an appeal from an order and a decision of the fire commissioner affecting premises 80-21 47th avenue, north side, 232 ft. west of 82nd street (Block 1533, Lot 69), 1st and 2nd floors, Building C, Elmhurst, Borough of Queens; and 80-06 47th avenue, south side, 433 ft. west of 82nd street (opposite 80th street) (Block 1536, Lots 53, 55 and 58), 5th floor and penthouse, Building F, Elmhurst, Borough of Queens; and

WHEREAS, Order 112288-LC issued by the fire commissioner November 14, 1947 and repeated in a decision of the fire commissioner, dated December 12, 1947 reads:

"An inspection of your refrigerating system located at above premises, shows the following must be done to have the system conform with Fire Department regulations.

"1. Discontinue the direct method of refrigeration above the 1st story. C1 9-96-2, Administrative Code.

"Note: The above refers to Class B Units, located in pent house and used to refrigerate the 4th story and the unit located on 1st story and used to refrigerate the 2nd story."

and

WHEREAS, the applicant states that Building C is 3 stories, 36 ft. in height, 69 ft. by 120 ft. in area, of class 1 construction, erected in 1941, located in an unrestricted use B area class 1½ height district and used and occupied throughout since 1941 for instrument manufacturing with 12 persons on the 1st floor, 40 on the 2nd and 45 on the 3rd floor; that the building is equipped with a two source sprinkler system throughout, an approved standpipe system, and an approved interior fire alarm system; that there is on 60 in. wide fireproof stairs from roof to street; and

WHEREAS, C.O. Q18433 was issued April 21, 1941 permitting the present use and occupancy for manufacturing of aircraft instruments in Building C; and

WHEREAS, the applicant states that Building F is 5 stories and penthouse, 79 ft. in height, 200 ft. by 100 ft. 10 in. in area, of class 1 construction, erected in 1942, located in an unrestricted use C area class 1½ height district and used and occupied since 1944 as follows; cellar, boiler room and storage, no persons; 1st floor, instrument manufacturing and restaurant, 25 persons; 2nd, 3rd, 4th and 5th floors, instrument manufacturing, 60 persons on the 2nd floor, 85 on the 3rd, 50 on the 4th and 80 on the 5th floor; penthouse, air conditioning and elevator machinery, no persons; that no change in use or occupancy is now proposed; that the building is provided with two interior 66 in. wide fireproof stairs from roof to street and one fire tower; that the building is provided with a two-source sprinkler system throughout, an approved standpipe system and an approved interior fire alarm system; and

WHEREAS, C.O. Q31325 issued July 25, 1944 permits the use of this building (Building F) as factory and restaurant on the 1st floor and factory above with an occupancy of 320 persons per floor above the first floor; and

WHEREAS, the applicant contends that the owner has four buildings in the same area and the order applies to two different and separate buildings although grouped as one by the fire department; that the class B unit located in the pent-house was erected in 1943 and is 100% fireproof; that since the date of erection there has been no trouble and the refrigeration system has been kept in perfect condition by a licensed engineer and periodic supervisory checks; that the applicant is engaged in the manufacture of precision instruments primarily for government agencies and the plant was erected under the supervision and approval of the Defense Plant Corporation; that the applicant is the only occupant of the building; that the refrigeration system is in a separate fireproof machinery room used for no other purpose, enclosed with fireproof partitions and adequately ventilated directly to the outside air by two large windows, 46 in. x 46 in.; that the gas used in the system is Freon #12 and is non-flammable and non-irritant; that there is no open flame or apparatus to produce any open flame in the refrigerating room or in any of the rooms which are conditioned by the system; that the arrangement used is the equivalent of having a separate system on one floor, which would be permissible under the existing code, as the refrigerating piping lays into ducts and the conditioned air is distributed through these ducts; that the duct work supplies conditioned air from the penthouse to the 5th floor; that the supply and return ducts are of galvanized sheet metal with approximately 1 in. asbestos covering going out and returning through a reinforced concrete floor; that there is all necessary fire prevention and fire control equipment in the building; that a person holding a certificate of qualification is and will remain in charge of the equipment operation; that although over 1500 persons are permitted to use such building the present number of occupants is well under 500 and it is not contemplated to approach even 1000 occupancy; that the installation as in existence does not constitute a hazard to either life or property; that as to the class B unit located on the 1st floor the above contention applies with the exception that although 190 persons are permitted to use such building, the present number of occupants is under 100 and it is not contemplated to exceed 150 occupancy.

Resolved, that the decision of the fire commissioner as to Order 112288-LC, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to both buildings involved, *on condition* that the refrigerating system shall be otherwise maintained to the satisfaction of the fire commissioner; that dampers controlled by fusible links shall be maintained at all points where ducts pass through floors or walls; that at such points asbestos collars shall be maintained as proposed around the metal ducts; that the two-source sprinkler system and interior fire alarm system shall be maintained in accordance with the require-

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ments therefor and to the satisfaction of the fire commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, as permitted under certificates of occupancy issued by the Department of Housing and Buildings.

148-48-A

APPLICANT—Goldsmith Bros., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—23-10 43rd avenue, south side, from 23rd to 24th streets—entire block front (basement and 4th floor); (Block 436, Lot 20), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Walter R. Ronald.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (148-48-A)

WHEREAS, Goldsmith Bros., owner, filed February 20, 1948, an appeal from an order of the fire commissioner, affecting premises 23-10 43rd avenue, south side, from 23rd to 24th streets, entire block front (basement and 4th floor) (Block 436, Lot 20), Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, acting on Order 12418-LC, dated January 29, 1948, reads.

"With reference to your application dated January 18, 1948, for a permit to store matches, oils, etc., on above premises, this department is without power to grant such a permit for the reason that Chapter 19-46-b-3, provides that no permit shall be issued for the storage or sale of matches within the city in quantities aggregating more than 60 Matchman's Gross for any premises where paints, oils, varnishes, lacquers, rosin, turpentine, petroleum or any liquid products thereof, hemp, cotton gum, cotton, smokeless powder, black powder, blasting powder, fireworks or any other explosives are manufactured, stored or kept for sale.

"1. You are, therefore, ordered to remove all matches in quantities aggregating more than 60 matchman's gross C19-46-b-3, Adm. Code."

and

WHEREAS, the applicant states that the building is 75 ft. 5 stories in height, 181.65 ft. by 90.10 ft. in area, of Class 1 construction; located in an unrestricted use, B area, Class 1½ height district, erected prior to 1916, and used and occupied since October, 1947 as follows: basement, boiler, engineer's and pump rooms, storage lubricating oils, anti-freezes, flat paper stock, 2 persons; 1st floor, storage of office supplies and office, 10 persons; 2nd floor, storage of office supplies, 3 persons; 3rd floor, same, 3 persons; 4th floor, storage of office supplies, matches, insecticides, toiletries, drugs, rubber cement, denatured alcohol, and electrical appliances, 3 persons; 5th floor, storage of office supplies; that no change in use or occupancy is proposed except the use of the 1st floor, as follows: storage of office supplies, shipping and office; that the building is equipped with an approved two source sprinkler system throughout, a standpipe system and interior fire alarm system; that there are two interior stairs, and two fire towers, 3 ft. 8 in. wide, of steel construction, with cement treads, enclosed in 20 in. brick, equipped with fireproof self-closing doors, leading to street through stair hall; that there are 24 windows affected on grade floor, screened halfway, and three exits to 43rd avenue, one exit to 24th street, one exit to 23rd street and four exits in rear—all exits lead to street; and

WHEREAS, the applicant contends that the building has a two source sprinkler system with A.D.T. central station

supervision and an approved interior fire alarm system and a standpipe system; that each floor is provided with two chemical fire extinguishers and six fire pails for every 2500 sq. ft. of floor area; that there is no smoking in the building; that watchmen's service is maintained; that the matches which consist of about 1500 cardboard cartons each containing 50 inner cardboard boxes of book matches are stored in the fireproof room on the 4th story; that these cartons are not opened on the premises; that the employees handling the matches are trained in taking the necessary precautions; that all inflammable and combustible mixtures are stored in sealed containers on the 4th floor a safe distance from the match storage room; that anti-freeze mixtures are stored in sealed containers in a fireproof vault in the basement; that none of these containers are opened on the premises; that the lubricating oils stored are of a high flashpoint type, kept in sealed containers in a fireproof vault in the basement; that none of these containers are opened on the premises; that there are no open flames or heating devices.

Resolved, that the decision of the fire commissioner as to Order 12418-LC, Item 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the matches proposed to be stored shall not exceed six thousand (6000) matchman's gross of an approved type; that such matches shall be stored in the original packages within the room on the fourth floor enclosed in fireproof partitions as indicated on plans filed with this appeal, marked "Received February 20, 1948," two sheets; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 785-42-A as to the sprinkler system; that the two source sprinkler system, standpipe system and interior fire alarm system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that this variance shall continue only so long as the building and the storage of matches and other materials are maintained to the satisfaction of the fire commissioner.

152-48-A

APPLICANT—The Brooklyn Union Gas Company, for Matilda Davis, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1199 Bergen street, north side, 357 ft. 8 in. east of New York avenue (cellar); (Block 1214, Lot 66), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold S. Birkett.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (152-48-A)

WHEREAS, The Brooklyn Union Gas Company, for Matilda Davis, owner, filed February 26, 1948, an appeal from an order and a decision of the fire commissioner, affecting premises 1199 Bergen street, north side, 357 ft. 8 in. east of New York avenue (cellar), (Block 1214, Lot 66), Borough of Brooklyn; and

WHEREAS, Order #11894-LC issued by the Fire Commissioner December 16, 1947 and repeated in his decision dated February 17, 1948, states:

"2. Provide that each boiler, heater, range or stove is connected to a separate flue in a legal chimney. Rule 12, Oil Burner Rules."

and

WHEREAS, the applicant states that the building is 3 stories and basement, 30 ft. in height, 17 ft. 4 in. by 55 ft. in area, Class 3 construction, located on a lot 17 ft. 4 in. by

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100 ft. in area, erected in 1902 and located in a residential use, C area, Class 1¼ height district; used and occupied as follows: Cellar, boiler room; basement, dining room kitchen, 1st, 2nd and 3rd floors, living quarters for one family occupancy; that the building is equipped with one interior stairs, 30 in. wide of wood construction, unenclosed, provided with a scuttle to roof and leads to street through vestibule; and

WHEREAS, the applicant contends that this installation is made in conformity with Art. II, paragraph C26-696.0, Sec. 4 (11.1.7.5) of the Building Code in that flue from the gas burner is at least 9 in. above the flue from the oil burner, taken as center to center measurement; actual clearance is 5½ in.; that the chimney is adequate to vent all appliances properly; that the water heater is equipped with a safety pilot and is AGA approved; that no other means of venting the water heaters is readily available; that all work has been done in accordance with the installation requirements of the Brooklyn Union Gas Co. and the American Gas Ass'n., and in all other respects with the requirements of the Board of Standards and Appeals.

Resolved, that the decision of the fire commissioner as to Order 11894-LC, Item 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the breechings and flues shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received February 26, 1948," two sheets, and in all other respects comply with the Oil Burner Rules and all other laws, rules and regulations applicable thereto.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

740-46-SM

APPLICANT—Elevator Entrances, Inc., owner.

SUBJECT—Elevator Entrances, Inc. Three Hour Fire Test Hollow Metal Door (reopened January 20, 1948 re amendment of resolution).

APPEARANCES—

For Applicant: Howard W. Schwartz.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (740-46-SM)

WHEREAS, Elevator Entrances, Inc., owner, filed on October 4, 1946, an application with the Board of Standards and Appeals for approval of the material known as Elevator Entrances, Inc., 3 Hour Test Hollow Metal Door; and

WHEREAS, this material was approved by the Board on March 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 20, 1948.

Re: Cal. 740-46-SM.

Subject: Amendment of Resolution of March 25, 1947 approving Elevator Entrances, Inc., Three Hour Fire Test Hollow Metal Door, to permit change in construction.

Under date of March 25, 1947 the Board of Standards and Appeals approved the Elevator Entrances, Inc., Three Hour Fire Test Hollow Metal Door constructed as described in said resolution. Request has been made for a modification of the resolution. The application was reopened by vote of the Board January 20, 1948.

It is proposed to change the present #16 gauge flat bar vertical ribs to #16 gauge channel of zee type vertical ribs with the same horizontal spacing as present ribs and the vertical spacing of spot welds to be the same as at present and it is proposed to eliminate the ⅛" by ¾" horizontal space bars.

It is contended that this change will make proper provision for the expansion of door in both lateral and cross-lateral direction to absorb the unequal expansions which take place under exposure to fire which is applied to one side of the door. More direct welding is possible by welding the flanges of the channel or zee section ribs to the interior of surface sheets than is possible in having to weld through the entire edgewise thickness of the flat bar ribs. It is proposed to change the four piece stiles and panels surface sheets to but two surface sheets joined at both side edges of the door, their entire height by continuously welding the two formed sheets together.

Inspection and Test

The door as reconstructed was inspected and tested at the plant of the applicant at Fifth Avenue and McLean Blvd., Paterson, N. J. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, and James H. Adams, Emil Fichter and B. Glick, representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the amendment of the resolution of March 25, 1947 to permit the changes in door construction as herein proposed on condition that the resolution of the Board of March 25, 1947 shall be complied with in all other respects.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 25, 1947, in accordance with the above report.

503-47-SA

APPLICANT—Richfield Manufacturing Corp., owner.

SUBJECT—Richfield Flame Control Oil Burner, Model B, approval of.

APPEARANCES—

For Applicant: John C. Stafford.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (503-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 25, 1948.

Re: Cal. 503-47-SA.

Subject: Richfield Flame Control Oil Burner, Model B, Approval of.

The Richfield Manufacturing Corp. of New York City, filed on May 16, 1947 an application with the Board of Standards and Appeals for approval of the

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Richfield Flame Control Oil Burner Model B under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This is a mechanical draft gun type conversion oil burner suitable for installation in hot water or steam boilers and warm air furnaces with fuel oil not heavier than No. 3 U. S. Department of Commerce Standards and consists of a blower housing electric motor, centrifugal fan, ignition transformer, fuel pump and nozzle assembly.

The equipment consists of an Ohio $\frac{1}{8}$ H.P. 1725 R.P.M. electric motor or equal, a Tuthill or equal pump, a Webster or equal transformer, the blower housing and blast tube are of cast iron or steel. The controls consist of Minncapolis Honeywell Limit Control, consisting of an aquastat pressure Trol or air stat depending on type of system plus a T11 Thermostat and 117 Relay. The burner has been approved by the Underwriters Laboratories, Inc., Misc. Petro. 1592 App. 47C699.

Inspection and Test

The burner was inspected and tested at Y.M.C.A. Trade and Technical School, 5 W. 63rd St., New York. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Walter R. Stout, representing the applicant. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal supply of oil. The burner as assembled was tested for defects and proper functioning throughout its operation range and was found to function properly as designed with no flarebacks or undue carbon deposits. With the oil cut off the controls functioned in 75 seconds. With a stack temperature of 440° F. the CO₂ content of flue gases was 12%.

Recommendation

On the basis of the inspection and test and the data filed with this application, the Committee on Test recommends the approval of the Richfield Flame Control Oil Burner, Model B with controls as listed herein for domestic and commercial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed, reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #503-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1008-47-SM

APPLICANT—A. Kochler (d/b/a Nulite Displays Co.), owner.

SUBJECT—Lumin-Glo Phosphorescent Plastic, (signs) approval of—

APPEARANCES—

For Applicant: Walter P. Tyler.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1008-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 22, 1948

Re: Cal. 1008-47-SM.

Subject: Lumin-Glo Phosphorescent Plastic
(signs) Approval of.

A. Koehler of Nulite Display Co. filed on November 20, 1947 an application with the Board of Standards and Appeals for approval of the Lumin-Glo Phosphorescent Plastic under the provisions of C26-178.0.b and C26-279.0 and C26-745.0.

Description

This material is a plastic of the phenol resin group which is filled with a phosphorescent pigment diffused throughout the plastic. The material requires activation by exposure to daylight or artificial light, after which exposure it will glow in darkness. It is designed to be used as exit or safety signs.

Inspection and Test

The material was inspected and tested by the Committee on Test at the Municipal Building, Manhattan, and found to operate as designed. Present at the test were Commissioner Charles M. Blum, Commissioner Edwin W. Kleinert and Chief Engineer Leslie V. Huber of the Committee on Test and Walter P. Tyler, representing the applicant.

Recommendation

On the basis of this inspection and test, the Committee on Test recommends the approval of Lumin-Glo Phosphorescent Plastic for use in New York City for exit and safety signs, when installed in accordance with the requirements of C26-279.0 and C26-745.0, Administrative Code, provided the material bears a label, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #1008-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

1043-47-SA

APPLICANT—Tru-Heat Company, for Henry Wurfel, Jr., owner.

SUBJECT—Tru-Heat Gun Type Oil Burner, Models DL-S, DA, DA-1 and E, approval of.

APPEARANCES—

For Applicant: Henry Wurfel, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (1043-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 23, 1948.

Cal. 1043-47-SA.

Subject: Tru-Heet Gun Type Oil Burner, Models
DL-S, DA-S, DA-1 and E, Approval of.

The Tru-Heet Company, Henry Wurfel, Jr., owner, filed on December 9, 1947 an application with the Board of Standards and Appeals for approval of the Tru-Heet Gun Type Oil Burner, Models DL-S, DA-S, DA-1 and E under the provisions of C19-57.0, Administrative Code and the oil burner Rules of the Board of Standards and Appeals.

Description

These are mechanical draft oil burners of the pressure atomizing type suitable for installation in hot water or steam boilers and warm air furnaces. The burners operate with oil not heavier than #3 U. S. Department of Commerce standards. The burners consist of the following assembly: supporting legs or base or a flange mounting connected to the boiler, an Ohio Electric Company or equal motor, a Torrington air rotor balance type wheel fan or equal, a Tuthill fuel unit or equal, a Lovejoy coupling to connect motor and unit, a Jefferson or equal transformer 10000 Volt secondary. The blast tube is either cast iron or steel.

The safety controls consist of a Minneapolis-Honeywell combustion thermostat, protector relay and limit control, Minneapolis-Honeywell aquastat. An electric solenoid valve is also used to prevent after drip. The models have been approved by the Underwriters Laboratories, Inc., M.P. 922. The different models are similar as to construction and assembly, the difference being in capacity of oil delivered. Models DA-1 and DA-S have a capacity of $\frac{3}{4}$ to 2 G.P.H. DL-S has a capacity of $\frac{3}{4}$ to 3 G.P.H. and using an adapter ring a capacity of $\frac{3}{4}$ to 5 G.P.H. Model E has a capacity of 5 to 10 G.P.H.

Inspection and Test

All models of the burner were inspected and tested at the plant of the applicant at Trenton, New Jersey. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, Henry Wurfel, Jr. and Henry Hess, representing the applicant.

This burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare-backs or unusual carbon deposits. With the oil cut off the controls functioned in 72 seconds. All parts are so designed as to maintain alignment and to permit interchangeability. With a stack temperature from 330 to 550 deg. the CO₂ content of the flue gases was 14 to 15%.

Recommendations

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Tru-Heet Gun Type Oil Burner, Models DL-S, DA, DA-1 and E for use in New York City with fuel oil not heavier than #3, U. S. Department of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading "Approved by the Board of Standards and Ap-

peals for Use in New York City under Cal. #1043-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 1:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 30, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

1210-38-S

APPLICANT—Robert Teichman, for 625 Madison Avenue Corp., owner.

SUBJECT—Application for consideration—reopening—and amendment of resolution—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—617-627 Madison avenue, east side, from East 58th to East 59th streets, 37-41 East 58th street and 36-54 East 59th street (Block 1294, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1210-38-S)

WHEREAS, this appeal from an order and decision of the fire commissioner, affecting premises 617-627 Madison avenue, east side, from East 58th to East 59th streets, 37-41 East 58th street and 36-54 East 59th street (Block 1294, Lot 46), Borough of Manhattan, was granted by the Board on January 17, 1939, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the fourth Whereas clause so that it shall read:

"WHEREAS, the building is ten stories (122 ft.) in height, 200 ft. 10 in. on Madison avenue, 90 ft. 7 in. on East 58th street, and 200 ft. on East 59th street, of fireproof construction, equipped with a two source sprinkler system up to the 7th story and a standpipe system and interior fire alarm system; certificate of occupancy No. 19485 was issued March 9, 1934, at which time the fire department order was outstanding; the building is equipped with two interior stairs and one fire tower extending direct from street to roof; and"

Resolved further, that the Board of Standards and Appeals does hereby amend the resolution of January 17, 1939 so that as amended the resolution shall read:

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"Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in Order 93503-LF of the fire commissioner so as not to require a fire drill, *on condition* that the two source sprinkler system up through and including the 7th floor, shall be maintained in accordance with the requirements relative thereto and that the present fire alarm system in the building shall be maintained; that no manufacturing shall be carried on on the floors above the 7th floor where no sprinkler system is installed; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto except as varied by the Board under Cal. Nos. 463-29-S, 306-31-S and 138-29-BZ."

74-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent Department of Housing and Buildings.

OWNER OF PREMISES—Emily H. Selley (Selley Mfg. Co., Inc. and Goldberg Dress Co., lessees).

SUBJECT—Revocation of Certificate of Occupancy 116991, re Alt. 7326-29.

PREMISES AFFECTED—1377 Gates avenue, north side, 60 ft. east of Wilson avenue and 357 Wilson avenue (Block 3334, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted, Certificate of Occupancy 116999 revoked.

THE VOTE TO REVOKE—Certificate of Occupancy 116999—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (74-48-A)

WHEREAS, Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Brooklyn, filed January 28, 1948, an application for revocation of Certificate of Occupancy 116991 affecting premises 1377 Gates avenue, northwest side, 60 ft. north of Wilson avenue (Block 3334, Part of Lot 1), Borough of Brooklyn, owned by Emily H. Selley, Selley Manufacturing Company, Inc. and Goldberg Dress Company, lessees; and

WHEREAS, C.O. 116991, issued March 18, 1947, on Alt. Applic. 7326-26, permits the following use and occupancy of the building: cellar, boiler room, no persons; 1st floor, light manufacturing, 30 persons, 120 lb. live load; 2nd floor, light manufacturing, 30 persons, 120 lb. live load, and contains the notation "business district use or occupancy not to violate paragraphs (a) or (b) of Section 4, Article II of the zone resolution;" and

WHEREAS, C.O. 60419 issued May 13, 1930, permits the use and occupancy of 357 Wilson avenue, northwest corner Gates avenue (1377) as follows: cellar, boiler room; 1st floor, store, light manufacturing, not more than 25%, 120 lbs. live load, 5 persons; 2nd floor, manufacturing ladies' dresses, 120 lbs. live load, 60 persons; and

WHEREAS, the applicant contends that this application seeks to revoke C. of O. 116991 issued March 18, 1947 for these premises because there was no approval to reduce the size of the lot upon which this building is located, making the factory use area in violation of Sec. 4c of the Zone Resolution for a business district and permit Alt. 7326-26 upon which this C. of O. is based does not apply to these premises; that the principal points in this appeal are that the Permit Alt. 7326-26 upon which C.O. 116991 was based refers to premises located at 903 Myrtle avenue and not to 1377 Gates avenue; that the exits from the building are in violation of Sec. 270 of the Labor Law in that there is no adequate access to the street from the 2nd means of egress

as required by the Labor Law; that this building was altered under Permit 7326-29 and is one of eight buildings located on Block 3334, Lot 1, which lot has a frontage of 140 ft. on Wilson avenue and 100 ft. on Gates avenue; that work called for in the permit was completed May 7, 1930 and a certificate of occupancy 60419 was issued May 13, 1930 for premises "357 Wilson avenue, northwest corner Gates avenue, 1377" as follows:

Cellar	Boiler room
1st story	4 male, 1 female, total 5 persons, store light mfg. not more than 25% floor area
2nd story	15 male, 45 female total 60 persons Manufacturing ladies' dresses

that the lot described in paragraph 3 was reapportioned into eight parcels and filed in the Registers' Office, Kings County on September 8, 1947 and recorded in Conveyances Liber 7182, pages 643, 646, and 649; that the parcel containing the building at 1377 Gates avenue extending to rear of 357 Wilson avenue has a frontage of 43 ft. 10 in. on Gates avenue and depth of 140 ft. with a rear line parallel with Gates avenue of 45 ft. 9 in.; that it was unlawful to reduce the size of the lot as approved with plans and application under Permit 7326-1929 to that mentioned in para. 4 as specified in Sec. 2.1.2.6 of the Building Code and C26-179.0 of Administrative Code; that such reduced lot is also in violation of Sec. 10 of zoning resolution as the area of coverage for a "C" area district exceeds that prescribed in Sec. 13 of zone resolution; that the space permitted for manufacturing use exceeds the area of the reduced lot as mentioned in para. 4 or 25% of the total floor space of the building which is in violation of Sec. 4c of the zone resolution for a business district; that accordingly certificate of occupancy 116991 should be revoked; and

WHEREAS, the applicant contends Violation No. 396-48, issued January 26, 1948 was for occupying the second floor of 1377 Gates avenue by 52 persons contrary to certificate of occupancy 116991; and

WHEREAS, Violation No. 397-48 issued January 26, 1948 was for work done without a permit on the 1st and 2nd floors; and

WHEREAS, Violation No. 400-48, issued January 26, 1948 to the lessee of 1371 Gates avenue is as follows:

"A. Exit from rear stairway of 1377 Gates avenue to street blocked off by fences and erection of 1 story building on open area on 1st floor.

B. No ladder and scuttle provided within rear stair enclosure extending from 2nd story to roof of 1377 Gates avenue.

C. Vestibule and doors swinging in, created in front of exit to front stairway of 2nd floor of 1377 Gates avenue.

D. Obstructions created in front of front exit on 1st floor and rear stairway of 1st floor of 1377 Gates avenue.

E. Exit signs with letters not less than 8 in. height with red light not provided over all openings leading to stairways and other exits.

F. Stairways not provided with adequate lighting.

G. Rear stairway obstructed with ladder between 1st and 2nd floor.

Remedy: You are hereby ordered and directed to provide a fireproof passageway from foot of rear stairway to the street or some alternate method specified in Sec. 270 of Labor Law; install a double rung ladder from 2nd floor to roof within stair enclosure rear stair to scuttle in roof; remove vestibule and doors swinging in, which is in front of exit to front stairway on 2nd floor; remove obstructions from within stairways and access thereto; provide exit signs with letters 8 in. in height and red light over all openings leading to stairways and other exits, not so provided.

Note: File plans for method proposed to provide exit to street from foot of rear stairway and ladder to scuttle

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to roof. Note also that violations 396-48 and 397-48 also filed this date." and

WHEREAS, notice of this hearing has been sent to the owner of record as certified by the office of the City Register, County of Kings, to the lessees and to the borough superintendent—Department of Housing and Buildings, Borough of Brooklyn.

Resolved, that the appeal be and it hereby is *granted* revoking Certificate of Occupancy 116991 issued March 18, 1947 against Alt. 7326-26 which was intended to have been referred to as Alt. 7326-29.

298-47-A

APPLICANT—Lama and Proskauer, for Edgar Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—347 Lorimer street and 48-50 Meserole street, southwest corner (Block 3049, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

705-47-A

APPLICANT—P.M. Trucking Co., Inc., lessee, for Kalman-Dolgin Co., owner.

SUBJECT—Application for consideration—reopening and rehearing—re Appeal from an order and a decision of the fire commissioner (previously denied).

PREMISES AFFECTED—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Lillian Rosen.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1005-47-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

161-48-A

APPLICANT—Herman Wolff, for Dorjem Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87 Chrystie street, west side, 175 ft. north of Hester street (2nd-7th floors); (Block 304, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Wolff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn. Applicant states that the owner has a whole new change of plans as to tenancy.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

113-48-A

APPLICANT—Anna Gordon (lessee), for Estate of John Christman, owner. (Timm & Behrens, Managing Agents).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal dismissed. There was no appearance on behalf of the applicant.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1021-47-A

APPLICANT—Emil Koeppel, for Alice Maaskant, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1 Hamilton avenue, southeast corner of Ferry place (Block 334, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to April 20, 1948 at 2 P. M. for inspection and decision by Board.

53-48-A

APPLICANT—Samuel Rosenblum, for Bankers Federal Savings & Loan Association, owner (Joseph B. Cooper & Son, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 2 P. M. for further consideration.

111-48-A

APPLICANT—Burke, Morrison & Green, for August F. Fiesler, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—196-04 Hollis avenue and 109-01 to 109-17 196th street, southeast corner (Block 10933, Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Wm. J. Burke, C. Clare Stark and Marie L. Bachus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 2 P. M. for inspection by Committee of Board and for further consideration.

38-48-A

APPLICANT—Albert E. Wheeler, for Charlat Realty Corporation, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street, from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re legally mapped streets—Blackstone avenue).

APPEARANCES—

For Applicant: Albert E. Wheeler and Albert A. Raphael.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 2 P. M. for further consideration; applicant to furnish plan showing size of water lines and hydrants and provision for sewers.

41-48-A

APPLICANT—Joseph Schafran, for Samwill Construction Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to April 13, 1948 at 2 P. M. for further consideration; applicant to furnish revised plans.

ZONING APPLICATIONS

14-20-BZ

APPLICANT—James Russell Ashley, for Rose Ash, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of eighty individual garages to be rented to persons not residing on the premises (located on one lot).

PREMISES AFFECTED—Southwest corner of 186th street and Laurel Hill Terrace (Block 2149, Lot 84), Borough of Manhattan.

APPEARANCES—

For Applicant: James Russell Ashley.

For Opposition: Ed. Hoffman, Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (414-20-BZ)

WHEREAS, this application, affecting premises southwest corner of West 186th street and Laurel Hill terrace (Block 2149, Lot 84), Borough of Manhattan, was granted by the Board July 20, 1920, for a temporary term of two years; and

WHEREAS, the term of variance was extended from time to time, and last extended on March 26, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 20, 1920, as *amended* by resolutions adopted through March 26, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . *granted* under section 7f for a temporary term of two years from the date of this amended resolution . . . ; that other than as herein amended, the resolutions adopted by the Board through March 26, 1946, shall be complied with in all respects and that a new certificate of occupancy shall be obtained."

235-37-BZ

APPLICANT—Henry Nordheim, for 3331 Fish Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3311-3349 Eastchester road, west side, 100 ft. north of Given avenue (Block 4743, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (235-37-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 3311-3349 Eastchester road, west side, 100 ft. north of Given avenue (Block 4743, Lot 20), Borough of The Bronx, was granted by the Board July 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 2, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 9, 1937, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . *granted* under section 7h for a temporary term of two years from the date of this *amended* resolution, to permit the parking and storage of more than five motor vehicles, *on condition* . . . ; that other than as herein amended, the resolution adopted by the Board July 9, 1937, shall be complied with in all respects and

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that a certificate of occupancy shall be obtained (N.B. 382-37)."

389-37-BZ

APPLICANT—Philip L. Weiner, for William Allen, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—31-08 to 31-12 45th street, 44-09 Newton road and 44-16 31st avenue, south side, 5.4 ft. west of 45th street (Block 710, Lots 5, 20, 21 and 22), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Philip L. Weiner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (389-37-BZ)

WHEREAS, this application, under 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the parking and storage of more than five motor vehicles, affecting premises 31-08 to 31-12 45th street, 44-09 Newton road and 44-16 31st avenue, south side, 5.4 ft. west of 45th street (Block 710, Lots 5, 20, 21 and 22), Long Island City, Borough of Queens, was granted by the Board April 5, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, and last extended on April 9, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board April 5, 1938, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a temporary term of two years from the date of this amended resolution, to permit the parking and storage of more than five motor vehicles, on condition . . . ; that other than as herein amended, the requirements of the resolution adopted April 5, 1938, shall be complied with and that a new certificate of occupancy shall be obtained. (Alt. Applic. 2745-37)."

288-38-BZ

APPLICANT—Paul Friedman, for Brooklyn Trust Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—602-622 Brightwater court, 601-643 Riegelman boardwalk, 3153-3173 Brighton 6th street and 3288-3310 Coney Island avenue (Block 7284-10, Lots 2271 and 2275), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (288-38-BZ).

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a temporary term of two years, the parking and storage of more than five motor vehicles, affecting premises 602-622 Brightwater court, 601-643 Riegelman boardwalk, 3153-3173 Brighton 6th street and 3288-3310 Coney Island avenue (Block 7284-10, Lots 2271 and 2275), Borough of Brooklyn, was granted by the Board July 8, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 23, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 8, 1938, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this amended resolution, to permit the vacant portion of the plot to be occupied for the parking and storage of more than five motor vehicles restricted to automobiles of the pleasure-car type, on condition . . . ; that other than as herein amended, the resolution adopted July 8, 1938, as amended through April 23, 1946, shall be complied with and that a new certificate of occupancy shall be obtained (Alt. App. 2392-38)."

1115-40-BZ

APPLICANT—Jacob Lewis Gold, for Cohan Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2101-2109 Surf avenue, north west corner of West 21st street (Block 7058, Lot 27-50 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lewis Gold and Morris Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee

Negative 0

THE RESOLUTION—(1115-40-BZ).

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 2101-2129 Surf avenue, north west corner of West 21st street (Block 7058, Lots 27 to 50 inclusive), Borough of Brooklyn, was granted by the Board on April 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on April 1943 and May 7, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 15, 1941, only in s

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far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, on condition . . . and that other than as herein amended, the provisions of the resolution of April 15, 1941 shall be complied with; that a certificate of occupancy shall be obtained (D.C. Applic. 1705-40)."

364-41-BZ

APPLICANT—Caroline Kraus, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—88-27 Rockaway Beach boulevard, south side, 25 ft. east of Beach 90th street (Block 623, Lots 2 and 3), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: John Kraus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—(864-41-BZ).

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 88-27 Rockaway Beach boulevard, south side, 25 ft. east of Beach 90th street (Block 623, Lots 2 and 3), Rockaway Beach, Borough of Queens, was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on May 9, 1944 and April 23, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 28, 1942, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a temporary term of two (2) years, from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles . . . and that other than as herein amended, the provisions of the resolution of April 28, 1942, shall be complied with; that a certificate of occupancy shall be obtained (Misc. Applic. 8023-41)."

442-42-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station.

PREMISES AFFECTED—2001-2011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6422, Lot, 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION: (442-42-BZ).

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station, affecting premises 2001-1011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6442, Lot 5), Borough of Brooklyn, was granted by the Board on September 29, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 18, 1947; and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted September 29, 1942, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within one year from the date this amended resolution."

83-44-BZ

APPLICANT—Anna Paul, for Willy and Anna Paul, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of a building from one family residence to a beauty parlor and one-family residence (beauty parlor operated by owner of premises).

PREMISES AFFECTED—2176 East 4th street, west side, 140 ft. south of Avenue U (Block 7130, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant—Anna Paul.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—(83-44-BZ).

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the conversion and occupancy of a one-family residence to a beauty parlor and one-family residence (the beauty parlor to be operated by owner of the premises); premises: 2176 East 4th street, west side, 140 ft. south of Avenue U (Block 7130, Lot 14), Borough of Brooklyn, was granted by the Board on May 16, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on March 5, 1946, and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 16, 1944, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

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"... granted under section 7e for a term of two years from the date of this *amended* resolution...; that other than as herein amended, the resolution adopted by the Board May 16, 1944, shall be complied with and that a new certificate of occupancy shall be obtained."

811-45-BZ

APPLICANT—Nathan Messinger, for Annie Applebaum, owner, (Public Service Hosiery Stores, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business, and business-1 use, C area district, the extension of existing building to occupy more of a lot at curb level than is permitted.

PREMISES AFFECTED—172 Richmond avenue, west side, 55 ft. north of Harrison street (Block 1077, Lot 51), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant—Nathan Messinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application re-opened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION—(811-45-BZ).

WHEREAS, this application under section 21 of the zoning resolution, to permit in business and business 1 use, C area, districts, the extension of an existing building to occupy more of lot at curb level than is permitted; premises: 172 Richmond avenue, west side, 55 feet north of Harrison street (Block 1077, Lot 51), Port Richmond, Borough of Richmond, was granted by the Board on May 7, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 25, 1947, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 7, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended, this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution."

44-46-BZ

APPLICANT—Milton Lefenfeld, for Daumar Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension of present buildings, to cover more than area permitted at curb level.

PREMISES AFFECTED—1609-1611 Avenue U, north side, 112 ft. west of East 17th street (Block 7321, Lots 45 and 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Lefenfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (44-46-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension of present buildings, to cover more than the area permitted at curb level, affecting premises 1609-1611 Avenue U, north side, 96 ft. and 112 ft. west of East 17th street (Block 7321, Lots 45 and 46), Borough of Brooklyn, was granted by the Board on April 2, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 6, 1947; and

WHEREAS, the resolution was amended on January 9, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board April 2, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been filed with and approved by the borough superintendent, that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution."

347-46-BZ

APPLICANT—Arthur A. Atha, for Donald S. Walker, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from a stable 1st floor, dwelling, 2nd floor, to lumber storage 1st and 2nd floors.

PREMISES AFFECTED—332 West 70th street, south side, 352 ft. 6 in. west of West End avenue (Block 1181, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur A. Atha.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TIME AND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (347-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from a stable first floor, dwelling on second floor to lumber storage on 1st and 2nd floors; premises 332 West 70th street, south side, 352 ft. 6 in. west of West End avenue (Block 1181, Lot 47), Borough of Manhattan, was granted by the Board on November 19, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 19, 1946, insofar as it has reference to the term of the variance and the time within which to obtain permits and complete the work, so that as amended these portions of the resolution shall read:

"... granted under section 7e for a term of two years from the date of this *amended* resolution, on condition...; that other than as amended herein, the resolution adopted November 19, 1946, shall be complied with in

MINUTES

all respects except that all permits required may be obtained and all work completed within six (6) months from the date of this *amended* resolution."

44-47-BZ

APPLICANT—Charles M. Spindler, for Queens Hill Realty Corp., owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension of existing building into the residence use district, using more than the area permitted.

PREMISES AFFECTED—138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner and 87-64 to 87-74 139th street (Block 9626, Lots 36 and 44), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Plans approved.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (544-47-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing building into the residence use district using more than the permitted area; affecting premises 138-39 to 138-43 Hillside avenue and 139-65 to 139-81 Queens boulevard, northeast corner Block 9626, Lots 36 and 44), Jamaica, Borough of Queens, as granted by the Board on February 10, 1948, on certain conditions; and

WHEREAS, the applicant submitted plans, for approval by the Board, in compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve the plans marked "*Received, March 15, 1948,*" as being in substantial compliance with the resolution adopted by the Board on February 10, 1948.

12-47-BZ

APPLICANT—Kahn and Jacobs, for Hippodrome Garage Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to file complete plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, for a term of years, the erection and maintenance of a building to be used as a garage for the parking and storage of more than five motor vehicles and storage and sale of gasoline restricted to two pumps.

PREMISES AFFECTED—1120-1136 Avenue of The Americas (6th avenue), east side, from West 43rd to West 44th streets and 51-71 West 43rd street (Block 1259, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: E. J. Kahn and J. B. Newman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to approve plans denied.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Murdock 1

Negative: Commissioners Blum and Kleinert and Deputy Chief Guinee 3

491-29-BZ

APPLICANT—Herman Kron & Son, for N. K. C. Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to change of use—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the change of use from garage for more than five motor vehicles to manufacturing of metal doors (garage use previously granted by the Board).

PREMISES AFFECTED—416-422 Lexington avenue, south side, 63 ft. east of Tompkins avenue (Block 1805, part of Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened subject to usual procedure, to consider change of use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

384-40-BZ

APPLICANT—Henry George Greene, for 445 West 34th Street Corp., owner.

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, for a term of not more than two years, the parking and storage of more than five motor vehicles (previously denied and request to reopen denied).

PREMISES AFFECTED—443-451 West 34th street, north side, 187.6 ft. east of Tenth avenue (Block 732, Lots 11 to 15, inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn at request of the applicant in view of objections filed from abutting owners to the east and west.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

797-47-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station to include auto laundry, rest and storage rooms and heater room.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 17, 1946, as they appeared in Bulletin No. 39, Vol. 31, are hereby corrected to read as follows:

621-46-A

APPLICANT—Samuel Rosenblum, for William F. Wagner, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—32 West 86th street, south side, 325 ft. east of Columbus avenue (Block 1199, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and William F. Wagner.

For Administration: Fred Dahlem, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Blum 2
Negative: Commissioner Savage and Deputy Chief Guinee 2

THE VOTE TO RECONSIDER—

Affirmative: Chairman Murdock, Commissioners Savage and Blum and Deputy Chief Guinee 4
Negative 0

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners Savage and Blum and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (621-46-A)

WHEREAS, Samuel Rosenblum, for William F. Wagner, owner, filed August 30, 1946 an appeal from a decision of the borough superintendent, affecting premises 32 West 86th street, south side, 325 ft. west of Columbus avenue (Block 1199, Lot 51), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 15, 1946, on Alt. Applic. 1506-46, reads:

"1. Building should be fireproof according to C26-239 & C26-254 Adm. Code.

"2. The means of egress are inadequate C26-273 Adm. Code."

and

WHEREAS, reconsideration of objections 1 and 2 was denied August 29, 1946 by the borough superintendent; and

WHEREAS, the applicant states that the building is 5 stories (56 ft.) in height, 25 ft. by 65 ft. and 87 ft. in area, of class 3 construction, erected in 1905, located in a residence use, B area and class 1½ height district, permitted to be used and occupied as follows: cellar—boiler room, storage—no persons; 1st to 4th floors inclusive—classrooms and office—60 persons on the 1st floor, 53 on each of the 2nd, 3rd and 4th floors; 5th floor—caretaker's apartment—2 persons; presently used and occupied as follows, which use and occupancy is proposed to be continued: cellar—boiler room, storage and classroom—20 persons; 1st floor—classrooms and office—26 persons; 2nd floor—classroom and office—12 persons; 3rd floor—classrooms and offices—49 persons; 4th floor—classrooms and offices—47 persons; 5th floor—classroom and office—20 persons; that the building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. 8 in. wide fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from the roof bulkhead directly to the street and in addition, the building is proposed to be

equipped with one fire escape at the rear, leading to the roof by stairs and to the yard by stair, with egress to the yard of the adjoining building to the east; that windows and doors on the course of the fire escape will be fireproof self-closing; and

WHEREAS, C.O. 17952 issued on Alt. Applic. 882-31 permits the following use and occupancy; cellar—boiler room and storage, number of occupants not stated; 1st story—75 lb. liveload, classrooms and offices—60 persons; 2nd to 4th floors—75 lbs. liveload—class rooms and offices—53 persons each story; 5th story—40 lb. liveload—1 family (caretaker); and

WHEREAS, the applicant contends that in 1931 the building was altered and equipped with an interior fireproof enclosed stairway and C.O. issued permitted the use of the first four stories for classrooms and offices and the 5th floor for caretaker's apartment; that it is now proposed to use the 5th floor for kindergarten instruction for about 12 children at the rear and at the front for offices; that the rear part of the 5th floor is level with the extension roof of the 4th story extension, giving a natural playground and can be used for open-air instruction; that the 12 children will be under the constant supervision of adult supervisors; that it is proposed to provide an iron stairway to the yard with egress to the adjoining premises to the east, the owner of which has consented to the construction of a door in the fence between the two yards; that in addition to the proposed secondary means of egress there is direct egress from the roof of the 4th story extension to the extension roof of the adjoining premises to the east, the owner of which has given consent to permit this egress; that there will thus be available for the 12 children using the 5th floor three means of escape; that the rear exterior stair will have a pitch of 37½ degrees; that it is also proposed to replace the present stair from the cellar to the 1st floor by an iron stair with fireproof enclosure, to provide additional egress for the classroom in the cellar, from which classroom there will also be available direct egress to the open yard; that good housekeeping conditions are maintained and an interior fire alarm system is installed and fire drills are conducted regularly; that the premises are under the constant supervision of experienced teachers and in view of the additional protection proposed and as the premises have heretofore been approved for school purposes, it is requested that a variance be granted to permit the rear of the 5th floor to be used for 12 children as proposed, on condition that the additional means of egress as herein described be provided

Resolved, that the decision of the borough superintendent dated July 15, 1946, on Alt. Applic. 1506-46, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to objection 1, *on condition* that the building shall not be increased in height or area; and as to objection 2, that the means of egress shall be as proposed herein and indicated on plans filed with this appeal, marked "Received August 30, 1946," (2 sheets); that this variance shall continue only so long as the premises are used substantially for the purposes proposed and maintained as proposed; that permission for a door in the fence to the adjoining yard to east shall be filed with the borough superintendent; that the rear roof at the 5th floor level shall have a door from the main building opening thereto and the parapets surrounding such roof shall be properly guarded with a rail or ornamental fence to height of not less than 5 feet, except for a gate to proposed exterior fire escape; that the occupancy of the 5th floor shall be for older students and shall not exceed twenty (20); that no kindergarten shall be maintained above the street level; that the interior fire alarm system and monthly fire drills shall be maintained and such portable fire-fighting appliances maintained as the fire commissioner shall direct; and that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

* Correction—The address of the premises affected changed from 32 West 68th street, to 32 West 86th street

MAY 13 1948

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Remaining minutes will be printed in the Bulletin of April 20, 1948).

PROPOSED AMENDMENTS TO OIL
BURNER RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, May 7, 1948, at 10 A. M., in Room 1013, Municipal Building, Manhattan, on proposed amendments to the Oil Burner Rules.

Matter in *italics* new. Matter in brackets [] old matter to be omitted.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than one such tank shall be connected to one burner, *except that two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1.* Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. *In addition where two storage tanks each of two hundred seventy-five (275) gallons capacity are installed as permitted in Rule 6.1.1, connected to one burner, such tanks shall be connected to the supply line leading to the burner through a manually operated approved three-way valve in such a way that only one tank can discharge its contents at a time. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3 so valved as to prevent overflow.*

CALENDAR

DOCKET

New Cases Filed up to April 6, 1948.

Cal. No. Dept. Premises Affected.

281-48-BZ—H.B.Bx.—951 Castle Hill avenue and 2160 Houghton avenue, southwest corner (Block 3688, Lot 39), Borough of The Bronx, N.B. 247-48.

282-48-BZ—H.B.Bx.—1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx, N.B. 216-48.

283-48-A—F.D.—13-19 Lafayette avenue, 256-264 Ashland place, northwest corner and 83-91 Rockwell place (Block 2107, Lot 36), Borough of Brooklyn, Decision re 9666-LC.

284-48-A—F.D.—421-429 West 33rd street, north side, 292 ft. west of 9th avenue (Block 731, Lot 54), Borough of Manhattan, 43620-LF and Decision.

285-48-A—H.B.M.—19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan, Alt. 238-48.

286-48-A—F.D.—1672 East 233rd street, south side, 193.2 ft. east of Provost avenue (Block 4953, Lots 69, 70 and 71), Borough of The Bronx, Decision re 54433-LC.

287-48-A—H.B.Q.—88-40 192nd street, west side, 335 ft. south of Hillside avenue (Block 10456, Lot 36), Hollis, Borough of Queens, Alt. 351-48.

288-48-A—H.B.B.—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (Block 7493, Lot 41), Borough of Brooklyn, Alt. 2937-46.

289-48-BZ—H.B.Bx.—2334-2364 Jerome avenue, east side, 96 ft. south of East 184th street (Block 3187, Lots 14-21 inclusive), Borough of The Bronx, N.B. 124-48.

290-48-A—H.B.B.—449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor); (Block 1472, Lot 9), Borough of Brooklyn, Alt. 863-48.

291-48-BZ—H.B.Q.—311 Beach 147th street, west side, 100 ft. north of Neponsit avenue (Block 749, Lot 35), Neponsit, Borough of Queens, N.B. 3768-47.

292-48-SM—Waylite (lightweight aggregate for use in concrete), manufactured by The Waylite Co., Material.

293-48-BZ—H.B.Q.—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens, N.B. 1132-48.

294-48-A—H.B.Q.—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road), N.B. 1132-48.

295-48-A—F.D.—2911-2917 Atlantic avenue and 255 Warwick street, northeast corner (cellar); (Block 3952,

Lots 1 and 47), Borough of Brooklyn, 12757-LC and 12980-LC.

296-48-A—H.B.B.—240 Kent avenue, southwest corner of North 1st street (basement); (Block 2377, Lots 9, 11 and 12), Borough of Brooklyn, Amendment to Alt. 553-47.

297-48-BZ—H.B.B.—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn, N.B. 1290-47.

298-48-BZ—H.B.B.—2845-2885 West 6th street (2863 displayed), and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn, Alt. 978-47.

299-48-A—F.D.—Pier foot of Green street (Green Street Terminal); (Block 2510, Lot 1), Borough of Brooklyn, 20928-LF and Decision.

300-48-BZ—H.B.B.—8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn, Alt. 237-48.

301-48-BZ—H.B.Q.—97-19 to 97-23 Queens boulevard, southeast corner of 64th avenue (Block 2091, Lot 11), Forest Hills, Borough of Queens N.B. 927-48.

302-48-SM—Sterling Windows, Series 50B (aluminum, double-hung windows), manufactured by Sterling Windows, Inc., Material.

303-48-BZ—H.B.Q.—113-02 107th avenue, southeast corner of 113th street (Block 9551, Lot 1), Richmond Hill, Borough of Queens, N.B. 1513-47.

304-48-SM—Weatherseal Shingle Panels (sidewall unit), manufactured by Weatherseal Insulation Panel Co., Material.

305-48-SA—Lion Cold Carbonated Cup Dispenser, Appliance.

306-48-A—H.B.Q.—269-12 to 269-20 80th avenue, southwest corner of 270th street (Block 8725, Lots 5, 7 and 9), Bellerose, Borough of Queens, N.B. 1635-48 to N.B. 1637-48, inclusive.

Restored to Docket.

705-44-BZ—H.B.M.—162-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan, N.B. 162-47.

621-47-A—H.B.R.—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond, Alt. 429-46.

862-41-A—H.B.Q.—168-08 Northern boulevard, south east corner of 168th street (Block 5399, Lot 5), Flushing, Borough of Queens, Alt. 240-48.

304-41-BZ—H.B.M.—116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lot

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and 53), Borough of Manhattan, Decision re Certification of Occupancy.

3-34-BZ—H.B.Q.—137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner Block 11409, Lot 45), Ozone Park, Borough of Queens, 200-48.

4-47-BZ—H.B.Bx.—2641-2645 East Tremont avenue, north side, 36.76 ft. west of St. Raymonds avenue and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymonds avenue (Block 4077, Lots 3, 49, 50 and 51), Borough of The Bronx, Alt. 119-47.

4-47-A—H.B.Bx.—2641-2645 East Tremont avenue, north side, 36.76 ft. east of St. Raymonds and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymonds avenue (Block 4077, Lots 3, 49, 50 and 51), Borough of The Bronx, Alt. 119-47.

SIGNATIONS: H.B.—Department of Housing and Buildings; B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

491-25-BZ—Application of John R. Walrad, applicant, on behalf of Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee), reopened January 27, 1948—re Application, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years); premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

177-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubricatorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

599-32-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee), reopened June 3, 1947, under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance; premises 596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

959-47-BZ—Application, October 30, 1947, under section 7c of the zoning resolution, of Milfin Realty Corp., applicant and owner, (Fink Baking Corp., lessee), to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles; premises 503-505 East 76th street, north side, 98 ft. east of York avenue (Block 1488, Lots 5 and 6), Borough of Manhattan.

80-48-BZ—Application, January 29, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Twin Maple Construction Co., Inc., owner, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices; premises 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

754-47-A—117-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

316-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Patrick Hangle, owner, reopened November 5, 1947, under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubricatorium and office for a term of five (5) years (previously granted by the Board, for a term

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of two (2) years—expired, reopened for a permanent term and withdrawn); premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

842-47-BZ—Application, September 30, 1947, under section 7e of the zoning resolution, of Robert Dreyfuss, applicant, on behalf of Morfrank Garage Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop; premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

977-47-A—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

1231-40-BZ—Application of Henry Nordheim, applicant, on behalf of Angelina De Roma, owner, reopened May 6, 1947, under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station; premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

50-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

1053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

1111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavalieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

65-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Cor-

poration, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{4}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27, Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

980-47-BZ—Application of Solomon Zweig, owner, reopened March 23, 1948—application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments (previously withdrawn); premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

86-22-BZ—Application of Glick and Gelbman, applicants, on behalf of A & L Knitting Mills, Inc., owner, reopened February 3, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles (originally granted by the Board), motor vehicle repair shop and the parking of more than five motor vehicles upon unbuilt portion of the plot; premises 4720-4732 3rd avenue, east side, 110 ft. south of East 189th street, and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

1056-47-BZ—Application, December 11, 1947, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hills Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and office; premises 85-06 to 85-26 Astoria boulevard, 24-29 to 24-37 85th street, southeast corner, and 24-38 to 24-42 86th street (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

1067-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Irving Margon, applicant, on behalf of New York Lerner Company, Inc., owner, to permit in a residence and business use, C area district, the erection of a business building in the residence portion of the plot, using more than the area permitted and without the required rear yard, to be used in conjunction with existing building in business portion of the plot, and the extension to existing building in the business use district on second floor, using more than the area permitted; premises 5308-5310 5th avenue, west side, 25 ft. south of 53rd street, and 466-472 53rd street, south side, 100 ft. west of 5th avenue (Block 815, Lots 40 and 35), Borough of Brooklyn.

13-48-BZ—Application, January 2, 1948, under sections 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Leru Realty Corp., owner (Jaystrass Cleaners, Inc., lessee), to permit in a residence use, B area district, the extension to existing building

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first floor, using more than the area permitted and without the required rear yard; premises 254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan.

20-BZ—Application of Daniel Santoro, applicant, on behalf of Puritan Petroleum Products Corp., owner, reopened December 9, 1947, under sections 7c and 7f of the zoning resolution, to permit in the residence portion of the plot, the extension of existing garage for more than five motor vehicles (previously granted by the Board), for the storage of more than five trucks belonging to the owner; premises 96 Jewett avenue, west side, 7 ft. north of Bond street and 17 Bond street (Block 13, Lots 48 and 58), Port Richmond, Borough of Richmond.

29-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 35, Lot 1), Borough of The Bronx.

5-40-BZ—Application of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner, reopened March 18, 1947, under sections 7c and 7h of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station and the extension of existing structure to house open grease pits, the enlargement of heating room and the refacing of present building; and to permit the existing parking and storage of more than five motor vehicles (previously granted by the Board) to continue; premises 4439-4441 Broadway and 700-706 West 190th street, southwest corner (Block 30, Lots 492 and 494), Borough of Manhattan.

41-BZ—Application of Max Horn, applicant, on behalf of Samuel Benerofe, owner, reopened April 22, 1947, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board) on lots 31 and part of 22; premises 127-141 Beach street, southwest corner of Lewmay road, and 130-132 Beach 30th street (Block 301, Lots 31, 18 and part 22), Edgemere, Borough of Queens.

44-BZ—Application of Louis Allen Abramson, applicant, on behalf of Frances M. Newman, owner (Bondres, Inc., lessee), reopened February 25, 1948, under section 21 of the zoning resolution, to permit in a restricted retail use district, the proposed reduction of existing space (previously denied re omission of required existing space); premises 398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

45-BZ—Application of Joseph Lau, applicant, on behalf of William G. Stroh, owner, reopened January 20, 1948, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change of use of existing building from residence to business use to be used as an extension to existing business use (previously granted by the Board); premises 126-128 Riff street and 403-405 East Houston street, southwest corner (Block 335, Lot 10), Borough of Manhattan.

46-BZ—Application of Lama and Proskauer, applicants, on behalf of Fifth Improvement Corp., owner, reopened January 20, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted to be used as a gasoline

service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop (previously denied by the Board); premises 1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

38-48-BZ—Application, January 14, 1948, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Clemens Kammerer, owner, to permit in a residence use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling, nearer than the permitted distance to the street line on the street on which it fronts, and nearer to the side lot line than permitted; premises 138-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens.

104-48-BZ—Application, February 9, 1948, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Corner Realty Corp., owner, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning; premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

226-48-A—RE Transportation of Fuel Oil in Tank Truck in New York City (construction of tank not in conformity with Administrative Code requirements covering Tank Trucks).

310-46-SA—Amesteam Generator, Oil Fired.

155-45-SA—Russwin Semi-Concealed Door Closer, Model 400.

484-46-SA—Bryant Gas Fired Boiler, Model 23.

485-46-SA—Bryant Gas Fired Boiler, Model 25.

486-46-SA—Bryant Gas Fired Water Boiler, Model W-26.

487-46-SA—Bryant Gas Fired Steam Boiler, Model 26-S.

969-47-SA—Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6, EO-8, and to permit marketing under the names of Stokal Stoker 801 and 803 and Viking Manufacturing Company's OF-5 and OF-10.

1079-47-SA—Besler Steam Generator.

78-48-SA—Chrysler Airtemp Oil Fired Winter Air Conditioner, Models O-70; O-7; O-10; O-13; O-16 and to permit marketing under names of Stokal Stoker Model OF-15; OF-20; OF-25; OF-30; OF-35 and Viking Manufacturing Company's Models 601; 603; 604; 605 and 606.

79-48-SA—Chrysler Airtemp Automatic Oil Fired Boilers, Models BLF-110, BLF-165 and BLF-220.

107-48-SA—Chrysler Airtemp Oil Burners, Models B-6, C-6, B-10 and A-8 and to permit marketing under the names of Stokal Stoker Models S-20, JF-5, JF-10, S-15 and Viking Manufacturing Company Models 706, 702, 703 and 701.

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15-46-SM—Ackerman Insulation Plank.

829-46-SM—Burn-Rite Anti-Syphon Valve (reopened January 13, 1948 re amendment of resolution approving the $\frac{1}{2}$ inch valve to include the approval of the $\frac{2}{3}$ and $1\frac{1}{2}$ inch size—all for 5 and 10 ft. heads).

347-47-SM—EZ Working Aluminum Sash Putty.

636-47-SM—RW 67-T and 68-T Flexible Bronze Gas Range Connectors.

1025-47-SM—Kerazon Flame Resistant Resin Coated Fabrics.

138-47-SM—Zurn Adjustable Wall Closet Fitting.

HARRIS H. MURDOCK, *Chairman.*

APRIL 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

138-48-A—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street, from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re legally mapped street—Blackstone avenue).

141-48-A—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

229-48-A—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

190-48-A—13-15 East 125th street, north side, 100 ft. east of 5th avenue (2nd and 3rd floors); (Block 1750, Lot 5), Borough of Manhattan.

170-48-A—27 Richmond avenue, east side, 154 ft. south of Richmond Terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

146-48-A—5525-5575 Riverdale avenue and 580 West 256th street, southwest corner (Block 3425, Lots 430 and 460), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Netherland avenue).

98-48-A—31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

298-39-A—62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors); (Block 1503, Lots 43 and 44), Borough of Manhattan (reopened February 17, 1948).

234-48-A—530-546 East 73rd street, southwest corner of East River drive (Block 1484, Lot 26), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1031-47-BZ—Application, December 4, 1947, under sections 7c and 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Alfio Longhitano, owner and lessee, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten (10) years; premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

586-41-BZ—Application of Norman Lederer and Leonard Joseph, applicants, on behalf of Carl Walter Wolf, owner, reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, permitting in a business and residence use district parking and storage of more than five motor vehicles; premises 311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 308-314 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens.

837-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of The Prebensam Realty Corporation, owner, reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7i of the zoning resolution, permitting in a residence use district, for a temporary term of two years, the parking and storage of more than five motor vehicles; premises 156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne, Borough of Queens.

183-48-BZ—Application, March 4, 1948, under section 2 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corporation, owner, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre, from a retail use district into a residence use district, under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of gasoline service station and under section 7e of the zoning resolution, to permit the parking of more than five motor vehicles in a retail and residence use district; premises west side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

184-48-A—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115, Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

185-43-BZ—Application, March 4, 1948, under section 2 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corp., owner, to permit in a residence use district, the erection of more than one building on a lot (Glen Oaks Village—Part 2); premises northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lot 55-115 and Block 8513, Lot 1); northwest corner Union

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turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400) and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens.

186-48-A—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

195-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rothman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

196-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

2009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

79-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 12, Lot 53), Borough of Manhattan.

37-48-A—Atlantic avenue, north side, 680 ft. east of 21st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens.

52-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a

residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use district, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

241-47-BZ—Application, March 12, 1947, under section 7e of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of Ridgewood Real Estate Corp., owner (Rimax Knitting Inc., lessee), to permit in a residence use district, the extension to existing structure (knitting mill); premises 16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

242-47-A—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

836-47-BZ—Application, August 20, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of S. & R. Feldman Realty Co., owner, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted; premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

1054-47-BZ—Application, December 9, 1947, under sections 7i, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of LO-Art Corp., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection; premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

1095-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Anna Callion, owner, to permit in a residence and business use, D area district, the extension to existing building, using more than the area permitted; premises 413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

16-48-A—Application, January 8, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Z. M. Operating Corp., owner, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection

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and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

127-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Harry S. Kohl, applicant, on behalf of 448—86th St. Realty Corp., owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 450 (448 displayed) 86th street, south side, 377 ft. 1 $\frac{3}{8}$ in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

128-48-A—450 (448 displayed) 86th street, south side, 377 ft. 1 $\frac{3}{8}$ in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

921-47-BZ—Application, October 20, 1947, under section 7c of the zoning resolution, of Robert Teichman, applicant, on behalf of Estate of William Ottmann, owner (Louis Landau (contract purchaser), lessee), to permit in a residence use district, the change in occupancy from stable to factory use; premises 209 East 11th street, northeast corner of Stuyvesant Alley (Block 467, Lot 58), Borough of Manhattan.

1049-47-BZ—Application, October 2, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicant, on behalf of Estate of Edward F. Jackman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

1061-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Julius Fishkind, applicant, on behalf of Marty Liebowitz, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a sheet metal and roofing supply shop, using more than the area permitted; premises 206-214 Caton avenue, south side, 40 ft. east of East 2nd street (Block 5325, Lots 3 and 5), Borough of Brooklyn.

67-48-BZ—Application, January 20, 1948, under section 7a of the zoning resolution, of Max Horn, applicant, on behalf of Nameoke Realty Co., owner, to permit in a residence use district, the conversion of existing bathing locker space on first floor to bowling alleys; premises 114-02 to 114-18 Ocean Promenade, north side, from

Beach 114th to Beach 115th streets (Block 659, Lot 30), Rockaway Park, Borough of Queens.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

166-48-BZ—Application, March 2, 1948, under section 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of William I. Rosenfeld, owner (Hillside Parking Corporation, lessee), to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

148-33-BZ—Application of Solomon Jochnowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened February 3, 1948, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot; premises 205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

1075-47-A—514 West 147th street, south side, 250 ft. west of Amsterdam avenue (7th floor); (Block 2078, Lot 19 (old 43)), Borough of Manhattan.

283-48-A—13-19 Lafayette avenue, 256-264 Ashland place, northwest corner and 83-91 Rockwell place (cellar and 1st floor); (Block 2107, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1021-47-A—1 Hamilton avenue, southeast corner of Ferry place (Block 334, Lot 64), Borough of Brooklyn.

53-48-A—26 John street, south side, 49 ft. 11 $\frac{1}{2}$ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

111-48-A—196-04 Hollis avenue and 109-01 to 109-17 196th street, southeast corner (Block 10933, Lot 1), Hollis, Borough of Queens.

713-46-A—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn (reopened March 16, 1948; previously granted on condition).

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2-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 50th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

4-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

53-48-A—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 4511, Lot 13), Borough of The Bronx.

63-48-A—112-21 Jamaica avenue, north side, 187.71 ft. east of 112th street (2nd floor); (Block 9226, Lot 26), Richmond Hill, Borough of Queens.

74-48-A—865 Midwood street, north side, 100 ft. west of Utica avenue (Block 4589, Lot 95), Borough of Brooklyn.

75-48-A—674 Marcy avenue, west side, 93 ft. south of De Kalb avenue (Block 1779, Lot 49), Borough of Brooklyn.

82-48-A—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 27, 1948, at 10 o'clock in Room 2013, Municipal Building, Manhattan, on the following matters:

74-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

76-48-BZ—Application, January 23, 1948, under sections 7c, 7e and 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of William N. Amerling and Amerling Chevrolet, Inc., owners, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt portion of plot, for patrons and employees; premises 814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

84-41-BZ—Application of Irving E. Kanner, applicant, on behalf of 112 West 31st Street Corporation, owner, reopened April 6, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting partly in a retail use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles; premises 116-118 West 31st street, south side, 104 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

85-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district,

the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

260-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Herbert Rosen, owner, reopened February 25, 1947, under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station); premises 5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

939-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Chesterfield Estates, Inc., owner, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area; premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

1052-47-BZ—Application, December 3, 1947, under sections 7c, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Winters Building Associates, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection; premises 712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

1060-47-BZ—Application, December 11, 1947, under section 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blumberg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sections 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises

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78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

156-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Frieda Bogen, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area; premises 1693-1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn.

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

188-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Otto L. Nelson, Jr., applicant, on behalf of New York Life Insurance Co., owner, to permit in a residence and business use, B area and Class 1½ height district, the erection and maintenance of a class "A" multiple dwelling to a height in excess of that permitted without the required set backs, and with proposed dormers in excess of that permitted; premises 200-266 East 66th street, south side, from 2nd to 3rd avenues, 1241-1259 2nd avenue, 1111-1127 3rd avenue and 201-257 East 65th street (Block 1420, Lot 1), Borough of Manhattan.

200-48-BZ—Application, March 9, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry; premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 27, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

174-48-A—160-164 Broadway, east side, 76 ft. 7¾ in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11½ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8¼ in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

270-48-A—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1948, 10 A M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 4, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage

Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

244-36-BZ—Application of Lama and Proskauer, applicants, on behalf of Morris Marder and Jack Marder, owners, reopened January 14, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the existing gasoline service station (previously granted by the Board for a term of ten years); premises 183-67 Liberty avenue and 183-52 to 183-64 104th avenue, northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

1437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schulman, owner, reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

705-44-BZ—Application of Samuel Roth and Herman Kron, applicants, on behalf of Michael Vicinanza and Nicholas De Dianillio, owners (Van Owners Purchasing Bureau, lessee), reopened April 6, 1948, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied, reopened and dismissed by the Board); premises 162-164 West 64th street, south side, 170.59 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

548-47-BZ—Application of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1040-47-BZ—Application, November 24, 1947, under section 21 of the zoning resolution, of Charles A. Levitt, applicant, on behalf of Celia Pecker, owner (Pecker Iron Works, Inc., lessee), to permit in an unrestricted use, B area district, the erection and maintenance of a building to be used as a steel warehouse and fabricating plant without the required rear yard; premises 200-206 Siegel street, south side, 315 ft. ½ in. east of Bushwick avenue (Block 3100, Lot 18), Borough of Brooklyn.

4-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Herman Kron and Son, applicants, on behalf of Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee), to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 1005, Lots 42 and 43), Borough of Manhattan.

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14-48-BZ—Application, February 10, 1948, under section 7c of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of August Mischler, owner, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop; premises 13-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

50-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Gilbert V. Steele, applicant, on behalf of B. Gertz, Inc., owner, to permit an unrestricted use, C area and class one height district, the erection and maintenance of a building to a height in excess of that permitted, without the required setbacks; premises 93-59 183rd street, east side, 62.35 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens.

54-48-BZ—Application, March 2, 1948, under section 21 of the zoning resolution, of William I. Hohausser, applicant, on behalf of Building Management Corp., owner, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 97-01 to 97-09 Queens boulevard, northeast corner of 63rd drive (Block 290, Lot 1), Rego Park, Borough of Queens.

74-48-BZ—Application, March 29, 1948, under section 7 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Philip Panzer, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

71-48-SA—Superfex Suspended Heating Unit (ceiling furnace), Model 550.

7-48-SA—Consolidated Oil Burner.

35-48-SA—Erie Gasoline Pumps, Models 129.2 and 29-2.

56-47-SA—Oxweld Cutting Blowpipe, Types C37-R, C43, C56, C57-R, C58 and AC4; Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W-43 and Purox Cutting Attachment, Type #35.

40-40-SM—Peelle Counterbalanced Dumbwaiter Door.

16-46-SM—Union Melt Welding Process and Union-Melt Welding Composition and Welding Rod Electrodes for Union Melt Welding.

08-46-SM—Sargent Incinerator Hopper Door #5, Flush Type.

49-48-SM—B & L Welding Co., 275 Gallon Obround Fuel Oil Storage Tank.

HARRIS H. MURDOCK, *Chairman*

MAY 4, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 4, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

HARRIS H. MURDOCK, *Chairman*.

MAY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, May 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

Rules

217-21-SR—Proposed amendments to the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman*.

MAY 11, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 11, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

294-48-A—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

HARRIS H. MURDOCK, *Chairman*.

MAY 18, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 18, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

533-47-A—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Van Horn street).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 6, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Reinert and Deputy Chief Guinee.

ZONING APPLICATIONS

11-47-BZ

APPLICANT—Alden B. MacNeil, for Ridgewood Real Estate Corp., owner (Rimax Knitting, Inc., lessee).
SUBJECT—Application (decision of the borough superin-

tendent) under section 7e of the zoning resolution, to permit in a residence use district, the extension to existing structure (knitting mill).

PREMISES AFFECTED—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil and Peter Wagner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument.

721-47-BZ

APPLICANT—Henry George Greene, for Michael Vasti and Sol and Sadie Gross, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard.

PREMISES AFFECTED—185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. at request of applicant.

752-47-BZ

APPLICANT—Karl Propper, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail 1 and business, B area district, the extension of an existing business building (store), using more than the area permitted.

PREMISES AFFECTED—2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper and Frank Gaertner.

For Opposition: Isaac Hyman, Julius Goldstein, Samuel Brenner and Albert Kimbler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for decision without further argument; hearing closed; applicant to file revised plans.

774-47-BZ

APPLICANT—Henry Nordheim, for Joseph Lettera, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office.

PREMISES AFFECTED—1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1948 at 10 A. M. for applicant to file corrected plans.

836-47-BZ

APPLICANT—Lama and Proskauer, for S. & R. Feldman Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Samuel Feldman and Abraham Feldman.

For Opposition: Samuel Turchin, Isidore Kaplan, George Semenetz, Norman Peck, Sophie Lugin, Rose Rubin and Bessie Rosenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, John J. Saunders, Board of Education and Edward Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument.

874-47-BZ

APPLICANT—J. Sarsfield Kennedy, for Cornelius Hearn, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7d of the zoning resolution, to permit in a business and residence use district, the erection of Post Office and stores.

PREMISES AFFECTED—2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: F. A. McGrath.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. on request of applicant's representative.

1054-47-BZ

APPLICANT—Lama and Proskauer, for LO-Art Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i, 21 and 7A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection.

PREMISES AFFECTED—111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert L. Haas.

For Opposition: Norman J. Parguey, Elizabeth M. Maute, Bessie Navarro, Edward J. Prokopo-weiz, John Healy, Thomas F. Ryan and A. M. Speight.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument.

MINUTES

095-47-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Anna Callion, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and George Callion.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board and for decision without further argument. Hearing closed.

5-48-BZ

APPLICANT—Kitzler and Nurick, for Z. M. Operating Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick, William R. Altman and Philip Zelnick.

For Opposition: Mrs. George R. Boltres, Joseph Caruana, Christina Haber, Antoinette Tranchiner and Mrs. S. Rosenberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board and for decision without further argument. Hearing closed.

5-48-BZ

APPLICANT—Paul Friedman, for William N. Amerling and Amerling Chevrolet, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt on portion of plot, for patrons and employees.

PREMISES AFFECTED—1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and William N. Amerling

For Opposition: Mary E. Douglas, Irene Perry, Concetta Ciliderti, Lena Cohen, Giuseppe Reginnella, Nettie Mandarino and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1948 at 10 A. M., for inspection by a committee of the Board and for decision without further argument. Hearing closed.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and accessory sales, for a term of ten years.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: C. Cozine, J. Kazlau, Estelle B. Cozine and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board and for decision without further argument. Hearing closed.

125-48-BZ

APPLICANT—65th Land Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time.

PREMISES AFFECTED—65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Irving Bienenstock.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar and referred to the Engineer for new date of hearing. No proof of service filed.

127-48-BZ

APPLICANT—Harry S. Kohl, for 448 86th Street Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—450 (448 displayed) 86th street, south side, 377 ft. 13/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry S. Kohl and Morris Cohen.

For Opposition: Edward F. Kelleher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board, and for further consideration. Applicant to file revised plans, to show access to front of building at second floor.

330-28-BZ

APPLICANT—George W. Springsteen, for A. H. Consumers Society, Inc., owner.

SUBJECT—Application reopened October 15, 1947—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores (previously granted by the Board to erect a tenement house with stores on first floor).

MINUTES

PREMISES AFFECTED—50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx.

APPEARANCES—

For Applicant: George W. Springsteen, A. Kazán and I. M. Atkin.

For Opposition: Marvin L. Levitt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (330-28-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a building to be occupied as a tenement house, with stores on the first story, affecting premises northwest corner of Sedgwick avenue and Van Cortlandt avenue, Borough of The Bronx, was granted by the Board on July 24, 1928, on certain conditions; and

WHEREAS, the resolution dated July 24, 1928, was not complied with, but there was erected a one-story building of non-fireproof construction, with a frontage of 203.4 ft. and a depth of 116 ft., irregular, occupied as stores; and

WHEREAS, a request for an amendment of the resolution, to permit, in lieu of the erection of a six-story building to be occupied as a tenement house, with stores on the first story, as provided in the resolution of July 24, 1928, a one-story building occupied for store use only, was denied by the Board on October 31, 1933; and

WHEREAS, on November 23, 1936 an order of certiorari was vacated and dismissed, and the decision of the Board was reaffirmed (Special Term, Part I, Supreme Court); and

WHEREAS, in a letter dated June 24, 1942, the borough superintendent informed the Board that New Building Certificate of Occupancy No. 1055-29 was issued on July 15, 1929 for a one-story brick building, occupied as stores and bakery, in accordance with approved New Building Application No. 1823-28; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7e and 21 of the zoning resolution, to permit in a residence use district the alteration and maintenance of retail stores affecting premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on October 15, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin, and laid over to March 23, 1948, then to April 6, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Van Cortlandt avenue is in a residence use, B area and Class 1¼ district; Sedgwick avenue is in a residence use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated December 26, 1947, re Amend. to Alt. Applic. 68-46, reads:

"1. Proposed alteration of structure in a residence use district is unlawful. See Board of Standards and Appeals decision—re 330-28-BZ approval revoked October 31, 1933."

and

WHEREAS, the applicant states that the premises consist of a plot 166 ft. front on Sedgwick avenue, 127 ft. front on Van Cortlandt avenue by 80 ft. deep from Van Cortlandt Ave. and 90 ft. deep from Sedgwick avenue on which is

located a building 126 ft. 8½ in. front on Van Cortlandt Avenue, 166 ft. 4 in. front on Sedgwick avenue by 80 ft. 7½ in. deep on Van Cortlandt Ave. and 90 ft. 1 in. deep on Sedgwick avenue, one story, 12 ft. in height, of Class 3 construction, presently used as retail stores; and

WHEREAS, the applicant contends that it is proposed to alter the present structure by replacing the face with a brick front to conform with the general character of the neighborhood; that in addition, the coverage of the property will be reduced; that the type of stores would in the main be similar to those now existing, i.e., stores serving essential daily shopping needs and of a kind permitted in a restricted retail use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 24, 1928, by adding thereto:

"... that in the event the owner desires to reconstruct the building which was unlawfully permitted by the then commissioner of buildings contrary to the resolution adopted by the Board on July 24, 1928, substantially as indicated on plans passed upon by the borough superintendent under Alt. 68-46, dated December 26, 1947, and as indicated on plans filed with the Board in this application, marked 'Received October 7, 1947' (4 sheets), 'January 8, 1948' (1 sheet) and 'January 27, 1948' (2 sheets), that such reconstruction of the building as proposed and thereon shown may be permitted, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that the inner court space and entrance driveway to Van Cortlandt avenue shall be paved and there shall be erected on the lot line a wall continuously from Van Cortlandt avenue up the ramp to the wall of the store building at the southerly lot line; that such wall shall be of masonry agreeing with the masonry of the building and shall be face brick on both sides, properly coped and to a height of not less than 6 feet; that the specific condition of this grant shall be that all unlawful business occupancies in the nearby apartment houses owned and occupied by Amalgamated Houses within a residence use district shall be completely removed therefrom and no other business use installed and such business use shall be installed in the building proposed to be altered under this application; that the sidewalks and curbs surrounding the premises shall be restored to the satisfaction of the borough president; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution."

105-39-BZ

APPLICANT—Lama and Proskauer, for Empire Distributors, Inc., owner (Bismac Corp., lessee).

SUBJECT—Application reopened February 10, 1948—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from warehouse, freight terminal and storage of five trucks to truck showroom; sales, service and display of more than five new and used trucks; servicing and repairs; body and fender work, painting, spraying and welding.

PREMISES AFFECTED—179-197 Tillary street, 273-277 Gold street, northeast corner and 42-46 Prince street (Block 122, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James A. Kennedy.

For Opposition: Michael J. Pinto.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (105-39-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five (5) motor vehicles; premises: 179-197 Tillary street and 273 Gold street, northeast corner (Block No. 122, Lot Nos. 5, 6, 7, 48, 49 and 50), Borough of Brooklyn, was denied by the Board on May 31, 1939; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7e and 7i, of the zoning resolution, to permit in a business use district the change in occupancy from warehouse, freight terminal and storage of five (5) trucks to truck showroom, sales, service and display of more than five (5) new and used trucks, servicing and repairs, body and fender work, painting, spraying and welding; affecting premises 179 to 197 Tillary street, 273 to 277 Gold street, northeast corner and 42-46 Prince street (Block 122, Lot 5), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on February 10, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Tillary street is in a business use, B area and Class 1 height district; Gold street is in business and unrestricted use, B area and Class 1 and 2 height districts; Prince street is in business and unrestricted use, B area and Class 1 and 2 height districts; that the site is in a business use, B area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1948, on Alt. No. 3844-47, reads:

"1. The proposed change of use from warehouse, freight terminal and storage of 5 trucks to truck showroom, sales and service and display of more than 5 new and used trucks, servicing and repairs, body and fender work, painting and spraying and welding of this building located in a business use district is contrary to the zone res. Art. II, Sec. 4(a) Paragraph (4) and (29)."

and

WHEREAS, the applicant states the premises consist of a plot 170 ft. frontage by 66 ft. in depth, irregular, on which is located a building covering the full area of the lot, one story, 26 ft. in height, of Class 3 construction, used as a warehouse, freight terminal and the storage of five trucks; that it is proposed to change the use to a truck showroom and the sale of new and used trucks, the repair and service of trucks dealt in by the agency; that it is further proposed to install two gasoline storage tanks of 550 gallons each and two approved dispensing pumps for sole use of cars dealt in by the agency; that there will be no change to the facade of the building; and

WHEREAS, Tillary street is a main trucking highway leading across Brooklyn to Queens and also directly to the Manhattan Bridge; and

WHEREAS, the premises and surrounding area have been previously inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7e and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7e and 7i thereof for a term of ten (10) years, to permit the premises to be occupied as proposed, as a sales agency and service station

for Dodge trucks dealt in by Bishop, McCormick and Bishop under the name of Bismac Corporation; that no trucks shall be serviced except those of the agency; that repair and service work shall be restricted to that proposed, excluding all heavy collision work and heavy work on fenders and chassis; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that gasoline service installation shall be restricted to one 550 gallon tank and one pump at each end within the building as shown; that the gasoline stored shall be solely for servicing trucks dealt in and not for sale to passing vehicles; that no sign advertising such gasoline storage shall be maintained on the exterior of the building; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

375-41-BZ

APPLICANT—L. J. and G. A. Shapiro, for Roadside Realty Co., Inc., owner (Robert Hall Clothes, Inc., lessee).

SUBJECT—Application reopened March 2, 1948—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (store), in the business use portion of lot.

PREMISES AFFECTED—44-04 Queens boulevard, south side, from 44th to 45th streets (Block 166, part of Lot 20), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Leon J. Shapiro and Joseph Levy, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (375-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district for a temporary term of two years, the parking and storage of more than five motor vehicles, affecting premises 44-02 Queens boulevard and 45-01 44th street, southeast corner (Block 166, part of Lot 20), Long Island City, Borough of Queens, was granted by the Board on October 21, 1941, on certain conditions and resolution amended on February 17, 1942; and

WHEREAS, the term of variance was extended on February 29, 1944 and February 19, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7c of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a business building (store) in the business use portion of the lot, affecting premises 44-04 Queens boulevard, south side, from 44th to 45th streets (Block 166, part of Lot 20), Long Island City, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on March 2, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard, 45th and 44th streets are in a business use, B area and Class 1½ height district; the site is in residence and business use, B area and Class 1½ height districts; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated February 5, 1948, re N.B. Applic. 818-48, reads:

"1. The erection of proposed new building is contrary to decision of B. of St. & A. Cal. 725-46-BZ in that the decision of B. of St. & A. states that no additional buildings shall be erected on this plot, and that the existing buildings shall not be increased in height and area."

and

WHEREAS, the applicant states that the premises consists of a plot 200 ft. front by 200 ft. in depth, on which is located a building 121.28 ft. by 186.41 ft. one-story hall and sports arena permitted under 725-46-BZ; that there is a parking lot on northwest corner of lot (permit expired 2/19/48); that it is proposed to erect a building on the vacant portion of the plot (part of former parking lot) 78.66 ft. front by 100 ft. in depth, one and two stories, 11 ft. and 21 ft. in height of Class 3 construction; that the second floor will be 50 ft. in depth and will be used for storage and repair department; that the first floor will be used as a retail clothing store; and

WHEREAS, the applicant contends that the owner of entire plot has entered into conditional lease affecting the southeast corner of Queens Boulevard and 44th Street, fronting 78.66 ft. on Queens Boulevard to a depth of 100 ft. with Robert Hall Clothes, Inc., for a period of 21 years commencing May 1, 1948; that the lease requires the tenant to construct a store building thereon, as shown on plans submitted herewith, to be occupied by said lessee; that the said building would be a decided improvement to the neighborhood over the existing use; that the said lease is conditioned upon obtaining approval by the Board of Standards and Appeals for the proposed building; that a violation has been filed by the Department of Housing and Buildings by reason of present illegal occupancy of parking lot and a proceeding in the Magistrate's Court has been commenced against the owner; that a dispossession proceeding has been brought by the owner against the tenant because of this illegal occupancy and a court order has been entered upon the stipulation of the landlord and the tenant, terminating the tenancy and requiring tenant to vacate not later than April 30, 1948; that the proposed use is a conforming use; that the sole ground of the objection of the Department of Housing and Buildings was that the proposed building is contrary to the resolution of the Board of Standards and Appeals under Cal. 725-46-BZ; that since that time an application has been made to the Tax Department to reapportion the tax lot to create a separate tax lot for premises involved herein, to wit: 78.66 ft. by 100 ft.; that pursuant to said application there is to be a separate tax lot to be known as "27 of 20"; that a separate tax lot is required by reason of the fact the tenant is to pay the taxes; and

WHEREAS, the premises and surrounding are have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof to permit the additional building on the present lot 20, as proposed, *on condition* that there shall be a new lot number assigned to the premises proposed to be occupied by this additional building having a frontage of approximately 78 feet and a depth of 100 feet; that such building shall in all other respects comply with all laws, rules and regulations applicable thereto and shall be constructed substantially as proposed and indicated on plans filed with this application, marked "Received February 6, 1948" (3 sheets) and area plan, marked "Received March 8, 1948" (1 sheet); that this additional building may be constructed irrespective of the provisions in the resolution adopted by the Board under Cal. 725-46-BZ; that the parking use on this plot as previ-

ously permitted by the Board under this calendar No. 375-41-BZ, Vol. I, term of variance for which recently expired, shall be entirely eliminated and the balance of the unbuilt upon space shall remain vacant unless an application for a variance is filed with this Board; and that all permits required shall be obtained and all work completed within nine (9) months from the date of this resolution.

363-42-BZ

APPLICANT—Henry Nordheim, for Anna Berkowitz, owner.

SUBJECT—Application reopened September 9, 1947—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time.

PREMISES AFFECTED—2244 Barker avenue and 650 Thwaites place, southeast corner and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: H. F. Norden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (363-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than three (3) motor vehicles, affecting premises 650 Thwaites place, south side, from Olinville avenue to Barker avenue, 2244 Barker avenue and 2211 Olinville avenue (Block 4338, Lots 12, 20, 22, 24, 27, 29, 31 and 33), Borough of The Bronx, was granted by the Board on December 8, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on December 19, 1944; and

WHEREAS, the term of variance expired by time limitation; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a period of time, affecting premises 2244 Barker avenue and 650 Thwaites place, southeast corner, and 2211 Olinville avenue (Block 4338, Lots 12, 20, 31 and 33), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on September 9, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 2, 1948, after due notice by publication in the Bulletin, and laid over to April 6, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Barker avenue and Thwaites place are in a residence use, C area, Class 1¼ height district; Olinville avenue is in residence and business use, C area, Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated July 16, 1947 on Alt. Applic. 306-47 reads:

"3. Reference to Board of Standards and Appeals ruling, Cal. No. 363-42-BZ indicates permission to use premises has expired. Therefore, the parking and storage of more than five (5) motor vehicles in a Resi-

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dence District is contrary to section 3 of Article II of the Zoning Resolution, and is, therefore, DENIED."

and

WHEREAS, the applicant states that the premises consist of a plot, 165.84 ft. frontage by 154.59 ft. in depth, irregular, on which is located a one family dwelling and five garages with a capacity of 18 cars; that it is proposed to have the same uses as at present and to permit the parking and storage of more than five (5) motor vehicles; and

WHEREAS, the applicant contends that in order to continue such occupancy on a portion of the original site, a new set of plans are submitted comprising diagram and plot plan, new photographs, new list of owners and all other data required for a new application; that the papers have been amended to eliminate section 7e and substitute 7f; that section 21 is included for the reason that all of the area of the plot in question has been used for the parking and storage of more than five motor vehicles on former approval of the Board, therefore any denial for the continued use would be a hardship on the owner as well as denying a needed area to store cars of local residents; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that the entire plot including the lots in this application, plus lots 22, 24, 27 and 29, which are not included, are all being unlawfully used as a parking lot without the approval of this Board and that on the site is a sign indicating there is a license outstanding from the Department of Licenses (M 1678); and

WHEREAS, the Board deemed that there is no justification for the exercise of its discretion to grant a variance under section 7f of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

290-45-BZ

APPLICANT—Emanuel M. Glick, for Jacob and Sylvia Duel, owners.

SUBJECT—Application reopened February 3, 1948—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel M. Glick.

For Opposition: A. Edward Markowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (290-45-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years, affecting premises 155 Beach 82nd street, west side, 360.04 ft. south of Rockaway Beach boulevard (Block 618, Lots 49, 54 and 154), Rockaway Beach, Borough of Queens, was denied by the Board on June 26, 1945; and

WHEREAS, the applicant requested reopening of this ap-

plication and reconsideration under section 7h, based on alleged new facts, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles; and

WHEREAS, this case was reopened by vote of the Board on April 3, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 9, 1948, after due notice by publication in the Bulletin, and laid over to April 6, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 82nd street is in residence and business use, C area and Class 1 height districts; Rockaway Beach boulevard is in a business use, C area and Class 1 height district; and the site is in a residence use and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1947, on Misc. Applic. 4901-47, reads:

"1. The use of a lot in a residence use district for parking and storage of motor vehicles is contrary to Art. II, Sec. 3, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 179 ft. frontage by 90 ft. 8 in. in depth, irregular, presently vacant; that it is proposed to use the vacant plot for the parking and storage of more than five motor vehicles; that it is proposed to have two (2) curb cuts, ten feet each; that all movement of cars will be within the proposed parking space and it is estimated the plot will have 62 cars parked (average); that it is proposed to have the front facing Beach 82nd street planted with shrubs behind the fence, except for the two driveways; and

WHEREAS, the applicant contends that the parking problem has grown worse due to the fact that the Police enforce the rules at the insistence of the Fire Department and do not allow parking at the curb; that the number of cars needing parking facilities has increased; that under date of November 6, 1947, consents of 15 owners were filed; that some former objectors were among those consenting; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof, for a term of two years, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of the street and shall be surfaced with clean gravel, steam cinders or other suitable material, properly rolled and treated with a binder; that there shall be erected on the street building line and interior lot lines continuously except where walls of adjoining buildings occur, a substantial woven wire fence not less than 5 feet in height with no openings therein except two to the street, not exceeding 12 feet in width each with a curb cut opposite of similar width; that planting shall be maintained along the street building line inside the fence as proposed and indicated on plans filed with this application marked "Received January 7, 1948" (2 sheets); that proper aisles shall be maintained at all times for easy ingress and egress; that no signs shall be erected on the premises except there may be one sign erected on the fence near the entrance, advertising the parking and storage use and with such information as may be required by the commissioner of licenses; that during the term of this variance the premises shall be occupied for no other use than that herein permitted; that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

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578-47-BZ

APPLICANT—Daniel Santoro, for Benjamin Mechanicker, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district, the erection of a building to be used for storage of retail building materials without the required rear yard.

PREMISES AFFECTED—723-729 Richmond avenue, east side, 102.63 ft. south of Smith place (Block 1065, Lot 47), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (578-47-BZ)

WHEREAS, Daniel Santoro, for Benjamin Mechanicker, owner, filed June 13, 1947, an application under section 7c of the zoning resolution, to permit in residence and business use E area districts, the erection of a building to be used for the storage of retail building materials, affecting premises 723 to 729 Richmond avenue, east side, 102.63 ft. south of Smith place (Block 1065, Lot 47), Port Richmond, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, December 9, 1947, after due notice by publication in the Bulletin, laid over for inspection by a committee of the Board, and later set for April 6, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Richmond avenue is in a business use, D area Class 1½ height district; Smith place is in residence and business use, D and E area and Class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 4, 1947 on N.B. Applic. 209-47 reads:

"1. This proposed new building (non-fireproof) to be used for the storage of retail building materials is not permitted as it is contrary to a Use permitted in this Residential Use District. (Zone Res. Art. II, Sec. 3)." and

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 286 ft. in depth, irregular, on which are located four buildings, Bldg. A, 135 ft. by 24 ft., 1 and 2 stories, 14 and 18 ft. in height; Bldg. B, 35 ft. by 25 ft., one story, 10 ft. in height; Bldg. C, 75 ft. by 25 ft., one story, 12 ft. in height and Bldg. D, 45 ft. by 22 ft., 2½ stories; all buildings of frame construction, formerly used for retail building materials and welding, presently used for retail sale of building materials; that it is proposed to erect a building 150 ft. front by 40 ft. in depth, one story, 17 ft. in height, of Class 3 construction, on rear lot line, to be used as storage for retail building materials; and

WHEREAS, the applicant contends that premises 729 was occupied as a blacksmith shop, wheelwright, paint shop, welding shop from 1906 to 1938; that the building was occupied as a warehouse for various merchandise from 1938 to 1941; that it was occupied as a salesroom for second hand furniture, and building B continued as a welding shop from 1941 to 1947; that from February 1947 it has been used by the present owner (building A) for the retail sale of building materials, (building B) continues as a welding shop; and

WHEREAS, the site has been zoned as residence use since 1916; and

WHEREAS, all records of the Department of Housing and Buildings were destroyed by fire except the following: P. & D. 815-24, 723 Richmond avenue, building 22 ft. by 40 ft., two family dwelling; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the construction of an additional building, substantially as proposed on plans filed with this application, marked "Received January 9, 1948" (2 sheets), except that the building shall be located as proposed on revised plan, marked "Received April 6, 1948"; that such building shall comply with the requirements of the Building Code as to construction and shall be set off from the side line as required in an E district; that this building shall be used only as proposed and in conjunction with the existing uses on the balance of the plot; that the balance of the premises at the rear to the east, indicated as a yard shall be left unbuilt upon and not used; and that all permits required shall be obtained and all work completed within nine (9) months from the date of this resolution.

596-47-BZ

APPLICANT—Charles L. Koester, for Clinton Leggett, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to dwelling and store.

PREMISES AFFECTED—219-41 91st road, north side, 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (596-47-BZ)

WHEREAS, Charles L. Koester, for Clinton Leggett, owner, filed June 18, 1947, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the extension to existing residence, to be used as a store and residence, affecting premises 219-41 91st road, north side, 125 ft. east of Springfield boulevard (Block 10719, Lot 34), Queens Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin, and laid over to April 6, 1948, for applicant to file revised plan, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that 91st road is in residence and local retail use, D area and Class 1 height districts; Springfield boulevard is in residence and local retail use, D area and Class 1 height districts; and the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1947, re Alt. Applic. 294-47, reads:

"1. Proposed change in use from a dwelling to a dwelling and store in a residence use district, is contrary to Art. 2, sec. 3, B.Z.R."

and

WHEREAS, the applicant states that the premises consist

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of a plot 25 ft. front by 95 ft. in depth, on which is located a building 15 ft. 4 in. front by 48 ft. 4 in. in depth, two stories, 18 ft. in height, of Class 4 construction; that it is proposed to erect an extension 18 ft. front by 12 ft. deep, one story, 14 ft. in height, of Class 3 construction at the front of lot to be used as a barber shop; and

WHEREAS, the applicant contends that for the past 14 years, the owner has had a barber shop in an existing store at 219-39 91st road which is directly next door to his home; for the past several months he has been given notices to vacate this store, the owner refusing to accept rent; that in 1941 he wrote a letter to the Department of Housing and Buildings to make sure he could build a store on his property and received a return letter (filed herewith) stating it was permissible; that he started to think about building the following spring but then Pearl Harbor happened and all through the war because of priorities, he put it aside; that in 1946 he again wrote to the Department of Housing and Buildings about this matter and was advised to see an architect; that the first thing this year the applicant was consulted about this and proceeded to file plans only to receive an objection that the zoning had been changed to residence; that he owns twenty-five feet of vacant land adjoining his property on the east which is the only other vacant plot on that side of the street in this block and which is a corner lot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e thereof for a term of ten (10) years, to permit the existing building to be extended as proposed and as indicated on plans filed with this application, marked "Received January 19, 1948" (4 sheets), on condition that no business use shall be on the premises except in the extension as proposed; that such extension shall not be constructed beyond the proposed street line of 91st road; that the space in front of the building and to the present building line shall be maintained with planting and lawn and a cement walk to the entrance; that the windows shall not be used for show window purposes; that the design of the front shall be in accordance with the revised plan marked "Received April 1, 1948" (1 sheet); that no sign shall be erected on the premises except there may be a neat sign on the wall of the building near the entrance, advertising the proposed use as a barber and that the existing barber pole now used in the adjoining premises may be re-set in front of this building within the 5 ft. area; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

70-47-BZ

APPLICANT—Henry Nordheim, for Frank Solcito, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (870-47-BZ)

WHEREAS, Henry Nordheim for Frank Solcito, owner, filed September 9, 1947, an application under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and the change in occupancy of metal structure from battery and ignition service to motor vehicle repair shop, affecting premises 1100 to 1108 East 222nd street and 3866 to 3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 10, 1948, after due notice by publication in the Bulletin, and laid over to March 9, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 222nd street is in a business use, C area and Class 1 height district; Laconia avenue is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 28, 1947, re amend to Alt. Applic. 421-47, reads:

"Amendment disapproved with the following objections repeated.

1. Proposed installation of a gasoline service and oil selling station on a lot, in a business use district, is contrary to Art. 3, Sec. 4(a) 46 of the zoning resolution.

2. Proposed change of occupancy of the metal structure to a motor vehicle repair shop is contrary to Art. 2, Section 4(a) 29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 95.10 ft. frontage by 137.58 ft. in depth, irregular, on which is located a two story brick dwelling with a two-car garage, a one car metal garage used as a battery and ignition service and a four car garage; that it is proposed to convert the one car metal garage used as a battery and ignition service station to a motor vehicle repair shop and to erect a gasoline service station on the unused portion of the plot; and

WHEREAS, the applicant contends that the certificate of occupancy for the metal building now on the site shows that it was erected in 1936 and occupied as a battery and ignition service station; that this service brought in many car owners who wanted minor repairs and adjustments made to their machines, in fact so many that the owner was convinced that the business of motor vehicle repairing would provide a better living than the battery and ignition service and it would provide an accommodation to local residents; that the plot plans show that there is a two story brick two family dwelling on the easterly portion in which the owner has resided since 1928, adjoining this is the metal building in which is conducted the battery and ignition service; that the construction of the Whitestone Bridge caused a considerable number of cars to travel east on 222nd street this impressed the owner of a further source of revenue and an accommodation if he would establish a gasoline service adjoining his building; that during 1946 he purchased the vacant land adjoining his metal building, a small plot of 47 ft. frontage on 222nd street and 33 ft. on the Laconia avenue frontage; that on such small plot only two pumps and two tanks can be accommodated in order that the cars may be maneuvered on the same land; that gasoline stations are rather scarce in this area, the nearest one being at the corner of 225th street and Bronxwood avenue, and other gasoline stations and motor vehicle repair shops are remote; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7c, 7e, 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

124-48-BZ

APPLICANT—Manuel Tancer, for Curtis Properties, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a multiple dwelling and stores, using more than the area permitted.

PREMISES AFFECTED—123-125 82nd avenue, southwest corner of Queens boulevard (Block 3358, Lots 28 and 38), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Manuel Tancer and M. Greenberg.

For Opposition: Harold H. Brenner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (124-48-BZ)

WHEREAS, Manuel Tancer, for Curtis Properties, Inc., owner, filed February 16, 1948, an application under section 21 of the zoning resolution, to permit in residence and business use, D area districts, the erection and maintenance of a multiple dwelling and stores, using more than the area permitted; affecting premises 123-25 82nd avenue, southwest corner of Queens boulevard (Block 3358, Lots 28 and 38), Kew Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 82nd avenue is in residence and business use, D area and Class 1 height districts; Queens boulevard is in a business use, D area and Class 1 height district, and the site is in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 22, 1948, re N.B. Applic. 10207-46, reads:

"1. Owing to a change in Zone from Area C to Area D this application cannot be re-issued as percentage of lot occupied is excessive and contrary to Art. 4 Sec. 14-C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 167.36 ft. front on Queens boulevard and 189.86 ft. front on 82nd avenue, irregular, presently vacant; that it is proposed to erect a six-story apartment house with stores on ground floor; and

WHEREAS, the applicant contends that this case presents a situation of inequality of privilege; that the building immediately to the rear of the applicant's has a yard approximately 15 ft. in width; that under Section 17E, the applicant's proposed building would not be required to have a yard greater in depth than said adjoining building; that as a matter of fact, applicant's proposed yard is greater than that allowed by existing regulation; that therefore, the light and air of the building adjoining on the rear has not been affected to the extent permitted by law and

as a result the yard of the applicant's proposed property has been beneficial to said adjoining building; that with reference to vacant plot adjoining to west, for which plans have been filed, the Board granted an increase in area coverage on the proposed two-story structure to be erected; that since said owner has been granted a variance permitting a greater coverage than allowed in a C district, the applicant herein believes it should be permitted to remain in the C area district, particularly since there is no request by it for an additional area allowance than permitted in a C district; that furthermore, the present arrangement of applicant's proposed building assures through block ventilation more than adequate light and air to proposed building adjoining on the west; that the building to the southwest of applicant's proposed building, which fronts on Kew Gardens road, is not affected by any decrease in area coverage of said proposed building and as a matter of fact, said building was erected in such a fashion that its yard area is less than this applicant's yard area; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extra coverage as proposed and as indicated on plans filed with this appeal marked "Received February 16, 1948," five sheets, *on condition* that in all other respects the construction and occupancy of the building shall comply with the zoning resolution and all other laws rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

242-47-A

APPLICANT—Alden B. MacNeil, for Ridgewood Real Estate Corp., owner (Rimax Knitting, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant—Alden B. MacNeil and Peter Wagner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board, in connection with Cal. 241-47-BZ.

128-48-A

APPLICANT—Harry S. Kohl, for 448 86th St. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—450 (448 displayed) 86th street, south side, 377 ft. 13/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry S. Kohl and Morris Cohen.

For Opposition: Edward F. Kelleher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board and for further discussion. Applicant to file revised plans to show access to second floor front.

97-48-A

APPLICANT—F. S. Webster Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner re: storage, sale and use of inflammable mixture known as Multikopy Duplicating Fluid in one gallon glass containers (capacity of containers not in conformity with Administrative Code).

APPEARANCES—

For Applicant: V. Stoddard Bigelow.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative: Commissioner Blum 1

THE RESOLUTION (97-48-A)

WHEREAS, F. S. Webster Company, owner, filed February 5, 1948, an appeal from a decision of the fire commissioner relating to the packaging, storage, sale and use of Multikopy Duplicating Fluid in glass containers of one gallon capacity; and

WHEREAS, the decision of the fire commissioner dated January 6, 1948 (Folder 122-269) reads:

"In reply to your request of December 10th, please be advised that provisions of the Administrative Code prohibit the packing of inflammable mixtures in glass containers which exceed 4 ounces. Metal cans not exceeding 1 gallon capacity, fitted with tight-fitting, replaceable top, cap or other device so made that the can will be air-tight when closed, may be used.

As provided for by law, an appeal from this decision may be taken to the Board of Standards and Appeals, 10th floor, Municipal Building, Manhattan."

WHEREAS, the applicant states that it is proposed to package Multikopy Duplicating Fluid having a flashpoint of 2 deg. F. in Anchor Hocking one gallon glass jugs provided with cork and screw type replaceable metal cap with plastic liner, each jug to be individually packed in 275 lb. test corrugated cartons and shipped six to a heavy wooden case complying with the Interstate Commerce Commission regulations; and

WHEREAS, the applicant contends that it has been searching for metal containers sufficiently tinned or coated so that the duplicating fluid will not have a corrosive effect on the container or a solvent reaction on the lining; that due to the shortages of tin, the tin plate of the ordinary metal can is too thin to prevent rusting and those containers which have withstood rusting have been vulnerable from the standpoint of the liners which seal the tin can to prevent leakage or to coat the inside surfaces of the can, resulting in a cloudiness of the product which destroys its commercial value; that there is a shortage of plate for making cans and the present problem of allocation is well-known; that manufacturers are unable to supply the applicant's requirements at the present time and there is no prospect of their being able to do so in the foreseeable future; that the inflammable character of the duplicating fluid is that of alcohol which is included in the formula for making the fluid; and

WHEREAS, the inflammable mixture is composed largely of wood alcohol, with a flash point tested in a tagliabue cup tester of approximately 72° F.

Resolved, that the decision of the fire commissioner dated January 6, 1948 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the packaging of materials in gallon glass jugs as proposed *on condition* that such gallon jugs shall be of the Boston round type

made by the Anchor Hocking Glass Corporation; that each gallon jug shall be packaged individually and in cases of six as proposed and shall be labeled as required by the fire commissioner and each shall also bear the statement, "as permitted by the Board of Standards and Appeals under Cal. 97-48-A for one year expiring April 6, 1949"; that this variance shall be for a term of one (1) year from the date of this resolution.

130-48-A

APPLICANT—George A. Boehm, for Estate of Amos R. E. Pinchot, et al., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—109-123 West 64th street, north side, 77 ft. west of Columbus avenue (cellar, 1st floor and above 4th floor); (Block 1136, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: George A. Boehm, Seymour M. Peyser, Sidney Newbarg and C. L. Macdonald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (130-48-A)

WHEREAS, George A. Boehm, for Estate of Amos R. E. Pinchot, et al., owners, filed February 13, 1948, an appeal from decisions of the borough superintendent, affecting premises 109-123 West 64th street, north side, 77 ft. west of Columbus avenue (Block 1136, Lot 24), (cellar, 1st, 2nd, 7th, 8th and 12th floors), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1948, on amendment to Fire Prevention Applic. 311-48, reads:

"1. Plot plan filed herewith shows a theatre contiguous to the northerly wall of this building C19-117.0, subd. a-1, prohibits, the handling use, storage, etc. of inflammable motion picture film under these conditions."

and WHEREAS, the decision of the borough superintendent, dated February 26, 1948, F.P. App. 540-48, reads:

"1. In the absence of plans, the only permissible objection to this application, is based on a statement appearing on B-N 540-48, affecting these premises and filed today.

Storage and mixing of paints, varnishes or lacquers in these premises is contrary to C19-850, Subd. 1—because premises are within 50 ft. of a moving picture theatre. Not further considered."

and WHEREAS, the applicant states that the building is 12 stories, 162 ft. 10 in. in height; 148 ft. by 100 ft. 5 in. in area, of Class 1 construction, erected 1916, now located in retail business and residence use B area, Class 1½ height districts and used and occupied since 1916 as follows: cellar, storage, 3 persons; 1st floor, stores and storage, 25 persons; 2nd floor, manufacturing and auto servicing, 24 persons; 3rd floor, sales and storage of auto supplies, 35 persons; 4th floor, sales and storage of auto supplies, 65 persons; 5th floor, manufacturing furniture and metal works, 19 persons; 6th floor, metal works and storage of auto supplies, 22 persons; 7th floor, manufacturing and storage, 53 persons; 8th floor, manufacturing novelties, 100 persons; 9th floor, mixing and application of car paints, 26 persons; 10th floor, printing, 16 persons; 11th floor, manufacturing metal hoses and storage, 25 persons; 12th floor, gear servicing and manufacturing, 20 persons, and proposed to be used and occupied—cellar, storage, including limited film storage, 3 persons; 1st floor, stores, distribution exchange, offices,

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storage, including limited film storage, 25 persons; 2nd floor, distribution exchange, offices and storage, 61 persons; 3rd, 4th and 5th floors, offices and storage, 8 persons on the 3rd, 30 on the 4th and 11 on the 5th; 6th floor, manufacturing advertising material, lithograph and offset processes, 75 persons; 7th floor, manufacturing advertising material, silk screen and other painting and printing processes, art department, carpenter shop, mixing and application of paints and inks, 56 persons; 9th floor, offices, 75 persons; 10th floor, offices, 108 persons; 11th floor, offices, 31 persons; 12th floor, offices, motion picture laboratories, titling studio, projection room and art department; that the building is equipped with a two source sprinkler system throughout, interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide interior fireproof stairs from roof to street and one fire tower; and

WHEREAS, Certificate of Occupancy 852, issued May 8, 1918, permits the use of the cellar for storage, 1st floor for store; 2nd and floors above as showrooms and factory (auto repairing and storage) 110 persons; and

WHEREAS, the applicant states that the building is fireproof; that the motion picture theatre to the north is also fireproof having no openings in any wall facing the 64th street structure but a small opening for ventilation in the fireproof roof over the projection booth; that all of the film installations in the building in question will be made completely fire safe; that the proposed installations are part of the manufacturing process of the proposed occupants and will not be open to the public and will be used in conjunction with the manufacture and distribution of trailers, announcements, lithographs, lobby displays and other motion picture advertising materials; that the proposed use will be an improvement over the present use; that plans filed with this appeal indicate six film storage vaults in the cellar and on the 1st and 2nd floors; that these plans indicate the approximate location, construction and size of various spaces for storing, mixing and spraying of paints and for the motion picture film laboratory, titling studio and projection room; and

WHEREAS, the applicant contends that all of the spaces for which permission is sought are located as far away as possible from the motion picture theatre and will be housed in fireproof construction and comply with all applicable conditions of the Administrative Code and rules and regulations of the Board of Standards and Appeals; that the spaces for the various uses will be segregated from each other so that they will be thoroughly safe; that the permission already granted by the Board under Cal. 103-34-A for the use of motion picture laboratory on the 11th floor of these premises will be waived; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, in addition to the sections cited in the decision of the borough superintendent, section C19-118,N9 should also have been included.

Resolved, that the decisions of the borough superintendent dated February 9, 1948 and February 26, 1948 be and hereby are affirmed and that the appeal be and it hereby is denied.

APPLIANCE AND MATERIAL SUBMITTED FOR APPROVAL

991-47-SA

APPLICANT—Dravo Corporation, owner.

SUBJECT—Dravo Counterflo Unit Heater Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO, and 200-HO, approval of.

APPEARANCES—

For Applicant: George C. Cummings and J. M. Womeldorf.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (991-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 991-47-SA. February 27, 1948.

Subject: Dravo Counterflo Unit Heater Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200-HO, Approval of.

The Dravo Corporation of Pittsburgh, Pa., filed on November 17, 1947, an application with the Board of Standards and Appeals for approval of the Dravo Counterflo Unit Heater, Models as listed above, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These are oil-fired furnaces intended primarily for industrial and commercial use. The furnace is equipped with a burner which may be of the high pressure atomizing type or low pressure air-atomizing type, employing high tension electric ignition. The burners operate with oil fuel not heavier than #3 U. S. Dept. of Commerce Standards. The operation of the burner is similar to that of a conventional gun-type burner. The furnace unit is equipped with a combination fan and limit control with a maximum setting of 250° F. The furnaces are manufactured in several sizes.

Heater Size	Width In.	Furnace Length In.	Dimensions Height In.	Maximum Rate Type LO	Firing G.P.H. Type HO
40	30	41	84	3.7	3.5
50	30	41	84	4.6	4.3
75	42	67	103	7.0	6.5
100	42	67	116	9.3	8.6
125	50	86	116	11.5	10.8
150	50	86	131	14.0	13.0
175	56	92	131	16.2	14.8
200	56	92	131	18.5	16.9

The furnace unit is rated at 200-440 v. 60 cy. three phase. The burner and furnace are assembled as a complete unit.

The furnace consists of the following parts:

- Furnace casing
- Combustion chamber
- Main air fans
- Exhauster
- Circulating fan
- Circulating fan motor
- Electrical wiring
- Safety combustion control
- Combination Fan and Limit Control
- Control panel
- Air-oil interlock
- Stepdown transfer (for 440 v. operation only)

Burner Assembly—

- Burner panel
- Draft tube
- Air inlet adjustment
- Pump
- Strainer
- Pressure Regulating Valve
- Electric Oil valve
- Electrode and nozzle assembly
- Ignition transformer
- Burner Motor
- Oil Lines.

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The type HO furnace unit may be equipped with a Sanmyer Corp. burner, Models SM-2, SM-3 and SM-4.

The type LO may be equipped with a Weatherall burner, Models AL, XLNT and XLNC.

Power transformer rated at 440-220 v. is mounted on the furnace casing.

Burner panel secured to furnace casing with studs and bolts. Ignition transformer—Midpoint grounded type interchangeable secured to two brackets welded to furnace casing—minimum spacing 3" from pressure relief door.

Combustion Thermostat—M.H. type C57-A or Mercoïd Type "L."

Electric Oil valve—MH type V 474A or equal.

Draft damper.

Magnetically operated relay—MH type R 132A or equal.

Safety switch—Micron Type K2.

Lind switch

Burner motor switch} fused knife switch

LO Unit

Burner motor—Leland Type R $\frac{1}{3}$ h.p. 115-230v.

5.2.2.6 amp. 60 cy. single phase 1725 r.p.m.

or wagner electric $\frac{1}{4}$ h.p. Type RK 110-220v.

40/20 amp. 1725 r.p.m.

Pump—Tuthill.

Strainer—Cuno.

Fuel unit—Sundstrand or Webster.

HO Unit

Motor Leland type F $\frac{1}{3}$ h.p. 220 v. 1.2 amp. 3 phase, 1725 r.p.m. flange mounted.

Compressor and metering pump—flange mounted.

Air motor.

Cuno strainer.

Draft tube—steel #16 U.S. S. gauge.

Air inlet housing directs air from fan discharge.

Burner panel—air adjustment—damper plate mounted on steel rod.

These heaters have been approved by the Underwriters Laboratories Inc., Misc. Pet. 1542 Application No. 46-C2303A.

Inspection and Test

Models of the heater were inspected and tested at the old Bronx Stadium. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Geo. C. Cummings and J. M. Womeldorf of the manufacturers. The heater inspected and tested was Model 200-LO.

This heater was an assembly of approved parts suitable for use with each other for the service intended as approved and the heater as provided with suitable safeguards to prevent abnormal discharge of oil. It was tested as assembled for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits. With the fuel oil cut off the controls functioned in 40 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 485 deg. the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the Dravo Counterflo Unit Heater Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200 HO, with controls as listed herein for commercial installation with fuel oil not heavier than #3 U. S. Department of Commerce standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Stand-

ards and Appeals, provided the burner bears a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 991-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1013-47-SM

APPLICANT—Porete Mfg. Company, owner.

SUBJECT—Porex Plank Roof Deck, 2" and 3" Planks, approval of.

APPEARANCES—

For Applicant: E. Walter.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1031-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 17, 1948.

Re: Cal. 1013-47-SM.

Subject: Porex Plank Roof Deck 2" and 3" planks approval of.

The Porete Mfg. Company of North Arlington, N. J. filed on November 12, 1947 an application with the Board of Standards and Appeals for approval of the Porex Plank Roof Deck 2" and 3 $\frac{1}{4}$ " planks under the provisions of C26-78.0.b, C26-618.0, C26-344.0, C26-347.0, C26-619.b and C26-620.0 of the Administrative Building Code.

Description

This Plank is made in slabs 2" and 3 $\frac{1}{4}$ " thick, 24" wide with the length conforming to the beam spacings. The principal material is Porex which is mineralized wood fiber bound under pressure with Portland Cement. Porex weighs only 25 lbs. per cu. ft.

The 3 $\frac{1}{4}$ " Porex Plank is a roof slab to be used on exposed steel purlins with a maximum spacing of 8' 0". It is made of 3" Porex slab which is reinforced with two triangular reinforced concrete beams and covered with a $\frac{1}{4}$ " of 1:2 cement finish. The slab is designed according to standard reinforced concrete formulas.

The 2" Porex Plank is a similar roof slab for a maximum steel spacing of 6' 0". It is made of 1 $\frac{3}{4}$ " Porex slab which is reinforced with two galvanized reinforced concrete beams and also covered with a $\frac{1}{4}$ " thick 1:2 cement finish.

Inspection and Test

These planks were inspected and tested at the plant of the applicant on January 18, 1948. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and E. Walter, representing the applicant.

Description of test specimen—3 $\frac{1}{4}$ " thick slab, 8 ft. by 2 ft. wide, reinforced with two $\frac{1}{2}$ " round deformed bars. The slabs were placed on 4" I beam supports having a

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REGULAR MEETING

TUESDAY AFTERNOON, APRIL 6, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

flange width of $2\frac{1}{4}$ ". The distance C-C of supports was 8 ft. Load was applied at the 3rd points through 1 beams extending full width of Slat. 3 slabs were tested—the total loads were 4600, 4150, 4600 lbs. The average maximum load was 278 lbs. per sq. ft. divided by 4. This equals 691 lbs. per sq. ft. allowable live load. A similar test on a 2 inch slab 6' 8" long with load 6 ft. center to center reinforced with $\frac{3}{8}$ inch round bars. Of 3 tests total loads were 2600, 2400, 2400 lbs. The average minimum load was 205 lbs. per sq. ft. divided by 4 = 51 lbs. per sq. ft. allowable live load.

Recommendation

On the basis of this test and the data filed by the applicant and the results of the fire test for the material on file in Cal. #742-44-SM, the Committee on Test recommends the approval of Porex Plank Roof Deck 2" and 3" planks for use in simple spans as manufactured by the Porete Manufacturing Company under C26-191.0 for use as an incombustible material having met the requirements of C26-88.0 which however shall not include the use of this material as a wall floor or roof system where a fire resistive rating is required. Approval is also recommended for use of this material in class 1 and class 2 construction under C26-618.0 where the protective covering is proposed to be omitted from trusses beams and sub. purlins and where a clear height of at least 20 ft. exists between the lower chord of the trusses for live loads of 40 lbs. per sq. ft. for human occupancy under C26-344.0 and roof loads as provided in section C26-347.0 provided no fire resistive rating is required of such roof.

It is also recommended for approval under section C26-620.0 in class 2 fire protected structures as a floor plank when not less than 2 inches in thickness and within the recommended load limitations and where used with a $\frac{7}{8}$ inch gypsum or cement plaster ceiling on metal lath. The committee also recommends the following loads for the following thickness and spans.

Thickness	Max. Span	Reinforcement round deformed rods	Load
$3\frac{1}{4}$ "	8'.0"	$2\frac{1}{2}$ "	69
	7'.0"	"	88
	6'.0"	"	120
	7'.4"	$2\frac{3}{8}$ "	45
	6'.0"	"	67
	6'.0"	"	51
	5'.0"	"	73
	4'.0"	"	115

Provided that all erection work shall be under the supervision of the applicant and that each bill of lading carry a stamp reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #1013-47-SM.

(Sgd.) CHARLES M. BLUM,
Commissioner.

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

953-47-A

APPLICANT—Lama and Proskauer, for Brocon Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (953-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1952-1966 Broadway, and 11-45 Conway street, southwest corner, and 115-137 Truxton street, and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 9, 1947 by adding thereto:

" . . . that irrespective of this resolution the frame structure permitted under Cal. 952-47-BZ may be constructed of masonry as provided for in *amendment* to resolution as adopted April 6, 1948."

1029-47-A

APPLICANT—William I. Hohausser, for Useco Realty Corp., owner (Universal Steel Equipment Corp. lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—32-33 47th avenue, north side between 32nd place and 33rd street (Block 248, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Belfer and Emanuel Micaly

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee

Negative: Commissioner Kleinert

THE RESOLUTION (1029-47-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 32-33 47th avenue, north side between 32nd place and 33rd street (Block 248, Lot 1) Long Island City, Borough of Queens, was granted by the Board on February 25, 1948, on certain conditions; and

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WHEREAS, the applicant requested an amendment of the solution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 25, 1948, so that as *amended* the resolution shall read:

"*Resolved*, that the decision of the fire commissioner acting on Order 11114-LC, Objection 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the oven shall be maintained in accordance with the approval of the Board under Cal. 69-43-SA; that the arrangement of the dipping room shall be substantially as proposed as is indicated on plans filed with this appeal marked "Received January 20, 1948," three sheets; that the gas apparatus room shall be separated as thereon indicated by fireproof construction from the oven and the balance of the paint spray room; that the dipping tank shall be maintained as proposed with fireproof cover, fusible link and automatic foamite extinguisher of a type as approved by the fire commissioner, as proposed and as shown on such plans; that the ventilating fan shall be maintained and shall be cross connected with the lid of the dipping tank so as to be in operation at all times when the dipping tank is available for use; that a skylight within the area in the roof shall be maintained of the size and to the satisfaction of the fire commissioner for natural ventilation; that in addition to the one swing door as indicated on such plans, additional door, now a sliding steel door, shall be made a swinging door for additional exit from the dipping room; that the entire premises shall be maintained to the satisfaction of the fire commissioner; that the sprinkler system shall be maintained in accordance with the requirements therefor and with central station connection; that in all other respects the requirements of the Administrative Code shall be complied with as to building and occupancy."

48-A

APPLICANT—William I. Hohausser, for N. Y. City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side, and 5th avenue, west side (Blocks 1596 to 1598, Lot 1), Borough of Manhattan (Stephen Foster Houses).

APPEARANCES—

For Applicant: L. S. Joseph and Irving Baffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (5-48-A)

WHEREAS, William I. Hohausser, for New York City Housing Authority, owner, filed January 5, 1948, an appeal from a decision of the borough superintendent, affecting Stephen Foster Houses, premises bounded by West 112th street, Fifth Avenue, West 115th street and Lenox avenue (Blocks 1596, 1597 and 1598, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1948, on N.B. Applications 39 to 48-47, reads:

"A-32. Incinerator required to have f.p.s.c. one-hour access doors in addition to hopper doors at all floors in all units.

C-64. 11½ in. Reinforced concrete columns contrary to Section 8.5.26.1-1 Code."

WHEREAS, the applicant states that the premises consist of a plot 669.37 ft. by 895 ft. in area, located in business and residence use, B area, Class 1¾ height district, upon which it is proposed to erect four 13 story and six 14-story Class A multiple dwellings of Class 1 construction; and

WHEREAS, the applicant contends as to Objection A-32 that the incinerators will be of the non-fuel fired type and therefore not subject to the same degree of heat as fuel-oil fired incinerators; that incinerator openings will be provided with self-closing hopper doors and frames having a one-hour fire test rating; that any hopper service door placed a foot or more off the required means of egress would be acceptable under the Building Code without protective door and could not be construed to give any more protection to the egress enclosure in which most incinerator openings are located; that in other buildings where protective doors have been installed they have been a nuisance to the tenants by interfering with the operation of the hopper doors and the cause of people spilling refuse, thereby creating an unsanitary condition; that in general, the additional protective door is impractical; that most buildings heretofore using the protective door have been nonfireproof, whereas all of the proposed buildings will be Class 1 construction; that he contends, as to Objection C-64, that Section 8.5.26.1 provide that principal reinforced concrete columns shall have a minimum total thickness of 12 inches; that it is proposed to use principal columns having a minimum dimension of 11½ inches, square columns having, therefore, a gross area of 132 square inches; that the minimum dimension and minimum area proposed are above the minimum adopted by the American Concrete Institute; that the reinforcing of the columns will be based on the actual cross-section area, thus providing adequate safety; that the use of 11½ in. columns have proved more economical and practical; that in view of the fact that the recommended practices for concrete and reinforced concrete as adopted in 1941 by the American Concrete Institute are generally accepted in structural design, it is urgently requested that this appeal be given favorable consideration; that Section 1101 of the A.C.I. "Building Regulations for Reinforced Concrete" reflects later thinking than the current New York City Building Code and states that principal columns shall have a minimum diameter of 12 inches or in the case of rectangular columns, a minimum thickness of 10 inches and a minimum gross area of 120 square inches.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 39 to 48-47, inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* as to objection A32 that the interior hopper assembly door shall be of a type as submitted to the Board and as meeting the test requirements for one hour rating and shall be self-closing; that the facing of the hopper door shall be machined and ground smooth; that it shall be flanged to insure smoke tightness; that in addition there shall be a sprinkler line installed, which may be fed from the house water supply, with one head located at the ceiling directly over the hopper door on each floor; as to Objection C64, that the columns shall be designed and constructed as proposed and shall comply with all other requirements of the Code; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

71-48-A

APPLICANT—William I. Hohausser, for Benenson Realty Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—61 West 56th street, north side, 99 ft. 4½ in. east of 6th avenue (2nd, 3rd and 4th floors); (Block 1272, Lot 5), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Irving Belfer, Lawrence A. Benenson, Donald F. Walters.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (71-48-A)

WHEREAS, William I. Hohauser, for Beneson Realty Co., Inc., owner, filed January 27, 1948, an appeal from a decision of the borough superintendent, affecting premises 61 West 56th street, north side, 99 ft. 4½ in. east of 6th avenue, (Block 1272, Lot 5), (2nd, 3rd and 4th floors), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1948, on amendment to Alt. Applic. 1987-45, reads:

"1. Bldg. should be fireproof, exceeds tabular height limit. Section 4.2.1 B.C.

2. Stairs should be enclosed in 2 hr. incombustible material & lead from street to roof. Sections 6.4.1.b, 6.4.1.1, 6.4.1.7.1, 6.4.1.8 1 B.C."

and

WHEREAS, the applicant states the building is 4 stories and basement, 60 ft. in height, 22 ft. 10-1/6 in. by 61 ft. in area at 1st floor, 22 ft. 10-1/6 in. by 56 ft. 5 in. in area at typical floor of Class 3 construction, erected prior to 1900, located in a retail use, B area, Class 1½ height district, used and occupied: subcellar storage and boiler; basement, restaurant, 74 persons; 1st floor, office and show room, 15 persons; 2nd, 3rd and 4th floors, one family each; proposed to be used: subcellar, storage and boilerroom; basement, restaurant, 74 persons; 1st floor, office and showroom, 15 persons; 2nd, 3rd and 4th floors, 10 persons per floor; that the building is equipped with a one source sprinkler system in stairhalls, one interior fire-retarded steel stairs will be installed 2 ft. 8 in. wide with kalamein, self-closing doors and leading from roof bulkhead direct to street and one fire escape at rear leading to roof by ladder and yard by ladder with egress to street by fire passage in cellar; that windows and doors on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Violation 580-46 was for occupying the building contrary to the records of the Department—Alt. 1987-45; and

WHEREAS, the applicant contends that the building was erected prior to 1900 as a residence building; that when the owner purchased it in 1945, the entire building had already been converted to business use and it was this occupancy which induced the owner to purchase this property; that since the character of the neighborhood has changed from residence to business and the assessed valuation revised accordingly; that it was no longer feasible to maintain the upper floors or any part of this building as a residence; that the cost of restoring the premises to the original condition is prohibitive, inasmuch as most of the interior partitions were removed and the building does not lend itself to a good modern layout at a reasonable cost and since there is a restaurant on the basement floor and the business on the first floor would not make apartments on the upper floors desirable; that to restore the upper floors to residence use, the cost of such work and the smaller returns would not enable him to carry the property; that since a sale with the violations existing is not likely, he would be forced to abandon it with a very substantial loss; that plans filed with this appeal indicate that stairhall partitions are wood studs, proposed to be fire-retarded; that stairhalls throughout are now sprinklered and the sprinkler system will be extended to include the new bulkhead on the roof; that it is also proposed to replace the present wood

stairs with new iron stairs and railings with cement treads of same width as the existing stairs; that all doors and public halls to be fireproof self closing, one hour test; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 1987-45, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the work as proposed and as indicated on plan filed with this appeal, marked "Received January 27, 1948," shall be carried out; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; that the existing sprinkler system throughout the hallway shall be maintained after the stairs have been replaced with iron stairs as proposed; that in lieu of the rear ladder shown on the plans from 2nd floor to rear yard, the fire escape shall be continued to the rear yard grade; that passageway shall be maintained through the open cellar, no part of which shall be occupied by any tenant or used for the storage of any material; that the stairway within the building line as shown, leading to street, shall be maintained; that the number of occupants on the upper floors shall at no time exceed the permitted capacity of the primary means of exit.

179-48-A

APPLICANT—Stanley H. Klein, for Garden Acres, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—270-05 80th avenue and 79-54 Langdale street, northwest corner (Block 8707, Lots 33 and 34), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (179-48-A)

WHEREAS, Stanley H. Klein, for Garden Acres, Inc., owner, filed March 3, 1948, an appeal from decision of the borough superintendent, affecting premises 270-05 80th avenue, north side between 270th street and Langdale street and 79-54 Langdale street, west side, 56.03 feet north of 80th avenue (Block 8707, Lots 33 and 34), Bellerose, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, on N.B. Applications 475 and 476-48, dated February 9, 1948, reads:

"1. The erection of a frame dwelling in the fire limits is contrary to Sec. 4.1.2 Building Code.

"2. The use of 2" floor beams within the fire limits is contrary to sec. 7.1.4 Building Code."

and

WHEREAS, the applicant states that the premises consist of two separate lots, 55.03 ft. and 45.84 ft. front on Langdale street, upon each of which it is proposed to erect a 1½ story frame, 1-family dwelling, 25 ft. in height, as indicated on plans filed with this appeal; that the corner building will be set back from 80th avenue a distance of 10 ft. and both buildings will be set back from Langdale street a distance of approximately 23 ft. and will be provided with yards along the northerly lot lines of not less than 15 ft. in depth; and

WHEREAS, the applicant contends that the buildings in question are part of a group of similar dwellings, some frame and some brick-veneered, proposed to be constructed

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at the same time; that the only existing dwellings near the premises are beyond the Nassau County line and are 1½ story brick veneer bungalows; that the buildings in question will be surfaced with masonry veneer for the entire first floor and the exterior gable walls will be covered with asbestos shingles; that roofs will be surfaced with approved asphalt shingles; that the buildings will be completely detached; that the prevailing character of the neighborhood and the proposed dwellings are frame.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 475 and 476-48, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the building and occupancy shall comply with the requirements of all laws, rules and regulations applicable thereto for similar buildings when erected outside the fire limits; that the buildings shall be arranged and constructed substantially as proposed and shown on plans filed with this application marked "Received March 3, 1948," 5 sheets, except that no wood siding shall be used as an exterior surfacing; that the buildings shall each be restricted to an occupancy of one family only; that any accessory garage erected shall be consistent with the construction and materials used on the exterior of the house and shall comply with the requirements of the Building Code and the Zoning Resolution.

233-48-A

APPLICANT—New York City Housing Authority, owner.
SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Block bounded by 27th avenue, 8th street, Main avenue, Vernon boulevard, 1st street and East River (Buildings 18, 19, 21 and 22); (Block 490-498 inclusive, all Lots), Astoria Borough of Queens—Astoria Housing Project—(under section 36, General City Law re buildings not fronting on legal streets).

APPEARANCES—

For Applicant: Louis Joseph and John R. Hayes.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (233-48-A)

WHEREAS, New York City Housing Authority, owner, filed March 15, 1948, an application pursuant to Section 36 of the General City Law relating to the erection of buildings 18, 19, 21 and 22 (Astoria Houses) not fronting on mapped streets, affecting premises bounded by 27th avenue, 1st street, East River, Hallet's cove, Vernon boulevard and Eighth street (Block 490 to 498, inclusive), Astoria, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 12, 1948, on N.B. Applications 958, 959, 961 and 962 of 1947, reads:

"5. Buildings #18, 19, 21, 22 are contrary to Sec. 36, General City Law."

and
WHEREAS, the applicant states that the buildings will be six stories in height, of Class 1 construction, occupied as Class A multiple dwellings; and

WHEREAS, the applicant contends that Astoria avenue, as indicated on diagram filed with this appeal, will be a public street and the buildings in question will have access to Astoria avenue through the planning of the necessary walks within the project area; that circumstances in this case do not require the structures in question to be directly related to the proposed street.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 958, 959, 961 and 962-47, Objection 5, as to buildings 18, 19, 21 and 22, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 36 of the General City Law, to permit the buildings to be located as proposed with access to streets through walks within the area as permitted by the Board by resolution adopted March 9, 1948, under Cal. 604-47-BZ, applying to N.B. Applications 946 to 968-47, in so far as such applications refer to buildings 18, 19, 21 and 22.

240-48-A

APPLICANT—Voorhees, Walker Foley & Smith (lessee), for Selectar International Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-02 to 21-10 49th avenue, southeast corner of 21st street (5th floor); (Block 71, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Thomas Christiano and Joseph M. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (240-48-A)

WHEREAS, Voorhees, Walker, Foley & Smith, lessee, for Selectar International Corporation, owner, filed March 17, 1948, an appeal from a decision of the borough superintendent, affecting premises 21-02 to 21-10 49th avenue, southeast corner, 21st street (Block 71, Lot 1) (5th floor) Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1948, on amendment to Alt. Applic. 234-48, reads:

"1. Horizontal exit not acceptable fire wall is not continuous from cellar to roof, contrary to Sec. 265 and 278 of Labor Law."

and

WHEREAS, the applicant states the building is seven stories, 85 ft. 6 in. in height; 200.03 ft. front, irregular in area, of Class 1 construction; erected 1915; located in an unrestricted use A area, Class 2 height district, and used and occupied since 1947—cellar, storage; 1st floor, trade and art school; 30 persons; 2nd floor, trade and art school, 92 persons; 3rd floor, jewelry manufacturing, 92 persons; 4th floor, jewelry manufacturing, 92 persons; 5th floor, factory, vacant, 92 persons; 6th floor, corset manufacturing, 92 persons; 7th floor, factory, vacant, 66 persons, and proposed to be used and occupied as follows: cellar, 1st, 2nd, 4th, 6th and 7th stories, same; 3rd floor, jewelry manufacturing and office, 92 persons; 5th floor, office, 155 persons; that the building is equipped with an approved standpipe system, interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide steel interior stairs, fire-proof enclosed, extending from roof bulkhead direct to street; and

WHEREAS, the applicant contends the Board is requested to permit the proposed increase in occupancy for the 5th floor; that it is proposed to install a fire partition and fire-proof double acting door on the fifth floor, creating a horizontal exit similar to that permitted in schools and as shown on plans filed with this appeal; that the 5th floor will be occupied as an architectural drafting office which is not considered a factory and which is not of a hazardous nature;

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that due to the shortage of office space and the type of essential work being done the increase in occupancy of the 5th floor becomes a necessity; that the lessee also occupies a major portion of the 3rd floor and the 2nd and 3rd floors are occupied by a trade and art school, thus creating a situation whereby a greater percentage of the building is occupied by other than factory tenants; that fire drills are maintained in accordance with the labor law; and

WHEREAS, under Cal. 247-42-S, the Board permitted smoking on the 5th story of this building then occupied by Simmons Accessories, Inc. as engineering office and general production office which occupancy has since been discontinued; and

WHEREAS, under Cal. 469-43-S the Board permitted the installation of panic bolts on exit doors on the 3rd and 4th fls. occupied by the Selectar International Corporation, as lessee, for manufacturing radar parts, phonograph parts and accessories; that such variance being granted upon the recommendation of the Plant Security Officer of the 2nd Service Command of the U. S. Army; and

WHEREAS, such use of the 3rd floor and 4th floors has since been discontinued; and

WHEREAS, under Cal. 135-44-A, the Board modified a decision of the borough superintendent on Alt. Applic. 1623-43 so as to permit the maintenance of combustible partitions on the 5th, 6th and 7th floors for a period of two years on March 21, 1944, upon the statement by the then lessee that incombustible partitions were unobtainable; that the lessee was a prime contractor for the U. S. Army and Navy and such partitions were necessary to insure privacy; and

WHEREAS, such occupancy of these floors has since been discontinued; and

WHEREAS, the applicant states that the floor is posted for 92 persons based on the two existing stairs and that under the Building Code if the building were not a factory the permitted occupancy would be 120; and

WHEREAS, the applicant has withdrawn his request for approval in connection with the occupancy for the floor as to the proposed construction of the partitions as indicated on plan filed with this appeal marked "Received March 17, 1948."

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 234-48, Objection 1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the occupancy of the 5th floor, based on the stairs, for the use as proposed as a drafting room throughout which may be approved for not over 150 persons; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. 115-43-S.

862-41-A

APPLICANT—Simeon Heller, for Iona R. Tiedemann, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street (cellar); (Block 5399, Lot 5), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

416-47-A

APPLICANT—DePace & Juster, for Beppo Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2655 East Tremont avenue, northwest corner of St. Raymond avenue and south side of Williamsbridge road, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony J. DePace.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

621-47-A

APPLICANT—Maurice G. Uslan, for Lillian M. Corridan, owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Queens.

APPEARANCES—

For Applicant: Maurice G. Uslan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

713-46-A

APPLICANT—A. Rollin Caughey, for Ketchum-Hennessey Post 1515, Patriotic Memorial Association, Inc., owner.

SUBJECT—Application reopened March 16, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Rollin Caughey.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948, at 2 P.M., for an inspection by a committee of the Board and for applicant to file corrected plans showing existing conditions.

9-48-A

APPLICANT—Julian Roth, for Lorten Realty Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

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APPEARANCES—

For Applicant: Julian Roth.

For Administration: Peter Maher, Fire Dep't. and Henry T. Pheney, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948, at 2 P.M., awaiting decision of bill pending in Legislature. Introductory 2122, Print 2952, amending section 67 of the Multiple Dwelling Law.

2-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Cavallaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948, at 2 P.M., at request of applicant so as to be afforded more time to file, with the Board, the written statement on three points enumerated by the Board, as requested on March 23, 1948.

53-48-A

APPLICANT—Vitale Della Penna, for Antonino Cirincione, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 1511, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Vitale Della Penna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948, at 2 P.M., for an inspection by a committee of the Board and decision.

74-48-A

APPLICANT—Robert E. Dineen, Superintendent of Insurance of the State of New York, as Liquidator of Lawyers Title and Guaranty Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—160-164 Broadway, east side, 76 ft. 7-3/5 in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11 5/8 in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8 1/4 in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Allan M. S. Judelson and John Knee.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to April 27, 1948, at 2 P.M., for an inspection by a committee of the Board and decision without further argument.

10-48-A

APPLICANT—Jacob J. Gloster, for Ira Rosenberg, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13-15 East 125th street, north side, 100 ft. east of 5th avenue (2nd and 3rd floors); (Block 1750, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob J. Gloster, Ira Rosenberg and Rudolph Grooksinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 2 P. M., for applicant to file additional plans to show conditions.

229-48-A

APPLICANT—Carlisle H. Johnson, for Kenneth Ackerman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Kenneth Ackerman and Carlisle H. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 13, 1948 at 2 P. M., for applicant to notify owners in area on 71st street on both sides, north and south between Park avenue and Lexington avenue and owners on 72nd street, within 100 ft. on the south side only.

551-37-BZ

APPLICANT—Esso Standard Oil Company, lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re decision of the borough superintendent—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—233-02 Northern boulevard and 45-01 233rd street, southeast corner (Block 8166, Lot 20), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (551-37-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, affecting premises 233-02 Northern boulevard and 45-01 233rd street, southeast corner (Block 8166, Lot 20), Douglaston, Borough of Queens, was granted by the Board on April 12, 1938, on certain conditions, resolution amended October 4, 1938 and November 29, 1938; and

WHEREAS, the term of variance was extended on March 2, 1943; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 12, 1938 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

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"Granted under section 7f for a temporary term of five (5) years from the date of this *amended* resolution, to permit . . . and that other than as herein *amended*, the provisions of the resolution as *amended* March 2, 1943 shall be complied with; that a new certificate of occupancy shall be obtained (N.B. Permit 4792-37)."

594-37-BZ

APPLICANT—Jules D. Barnett, for Evelyn Hogan, owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—39-34 to 39-38 60th street, west side, 307 ft. north of Roosevelt avenue and 39-27 to 39-31 59th street (Block 1230, Lot 35), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Jules D. Barnett.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and extend term of variance.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (594-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a temporary period of two years, the parking and storage of more than five motor vehicles, affecting premises 39-34 to 39-38 60th street, west side, 307 ft. north of Roosevelt avenue and 39-27 to 39-31 59th street (Block 1230, Lot 35), Woodside, Borough of Queens, was granted by the Board on March 25, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 13, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 25, 1938 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"Granted under section 7h for a temporary term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein *amended*, the provisions of the resolution of March 25, 1938 shall be complied with; that a new certificate of occupancy shall be obtained (N.B. Applic. 4835-37)."

375-40-BZ

APPLICANT—Lauritz Lauritzen, for Walter A. Beaudel, owner (Beaudel Brothers, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the alteration and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—144-12 Springfield boulevard, northwest corner of North Conduit avenue and 186-08 144th street, southwest corner of Springfield boulevard (Block 3816, Lot 76 and part of Lot 63), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Lauritz Lauritzen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (375-40-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, the alteration and reconstruction of an existing gasoline service station, affecting premises 144-12 Springfield boulevard, northwest corner of North Conduit avenue and 186-08 144th street, southwest corner of Springfield boulevard (Block 3816, Lot 76 and part of Lot 63), Springfield Gardens, Borough of Queens, was granted by the Board December 3, 1940, on certain conditions; and

WHEREAS, the resolution was amended on January 22, 1946; and

WHEREAS, on October 15, 1946, an application to amend previously approved plans was denied; and

WHEREAS, time to obtain permits and complete the work extended from time to time and last extended on November 19, 1946, and the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 3, 1940 as *amended* through January 22, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and the work partially completed, all work shall be completed within one (1) year from the date of this amended resolution. (N.B. Applic. 1468-40)."

743-41-BZ

APPLICANT—Nathaniel C. Saxe, for Peninsula Homes, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—138 Beach 101st street, northeast corner of Shore Front Parkway (Block 639, part of Lot 11), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (743-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a temporary term of two years, the parking and storage of more than five motor vehicles, affecting premises 138 Beach 101st street, northeast corner of Shore Front parkway (Block 639, part of Lot 11), Rockaway Beach, Borough of Queens, was granted by the Board April 14, 1942, on certain conditions,

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resolution amended on June 23, 1942 and time extended on April 6, 1943; and

WHEREAS, the term of variance was extended on April 15, 1944 and April 23, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 14, 1942 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit . . . and that other than as herein *amended*, the provisions of the resolution as *amended* April 23, 1946 shall be complied with; that a certificate of occupancy shall be obtained (Misc. Applic. 3994-40)."

743-42-BZ

APPLICANT—Kitzler & Nurick, for D. J. Leary (Arthur Leary, Executor) and John Teague, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—51-59 Maujer street and 451-457 Lorimer street, northwest corner (Block 2785, Lots 32, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (743-42-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles, affecting premises 51-59 Maujer street and 451-457 Lorimer street, northwest corner (Block 2785, Lots 32, 35 and 36), Borough of Brooklyn, was granted by the Board on February 9, 1943, on certain conditions; and

WHEREAS, the resolution was amended and the term of variance was extended on March 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 9, 1943 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a temporary term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of more than five (5) motor vehicles . . . and that other than as herein *amended*, the provisions of the resolution adopted February 9, 1943 shall be complied with; that a certificate of occupancy shall be obtained (N.B. 6694-37)."

604-46-BZ

APPLICANT—Robert Williamson, for Flostrand Realities, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7g of

the zoning resolution, permitting in a residence and business use, C and D area districts, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—3155 Westchester avenue, west side, 265.6 ft. south of Wilkinson avenue (Block 4235, Lot 45), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Williamson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TIME AND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (523-46-BZ)

WHEREAS, an application under sections 7f and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection and maintenance of a building to be used as a storage garage for more than five (5) motor vehicles, using more than the area permitted, affecting premises 3155 Westchester avenue, west side, 265.6 ft. south of Wilkinson avenue (Block 4235, Lot 45), Borough of The Bronx was granted by the Board on June 17, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 17, 1947 as to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution;"

and as to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under sections 7f and 7g for a term of fifteen (15) years from the date of this *amended* resolution to permit the construction of the garage as proposed."

604-46-BZ

APPLICANT—Jacob Lubroth, for Lawrence J. McSherry, owner (Murray Cohen, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension of an existing building using more than the area permitted.

PREMISES AFFECTED—56-36 Myrtle avenue, south side, 175 ft. east of Cornelia street (Block 3560, Lot 27), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (604-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the

MINUTES

extension of an existing building using more than the area permitted, affecting premises 56-36 Myrtle avenue, south side, 175 ft. east of Cornelia street (Block 3560, Lot 27), Ridgewood, Borough of Queens, was granted by the Board on March 4, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 4, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

952-47-BZ

APPLICANT—Lama and Proskauer, for Brocon Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (952-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, affecting premises 1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 9, 1947 by adding thereto:

"that irrespective of the requirements hereinbefore stated, the building permitted as of frame construction for an office and shelter for the attendant may be located toward the center of the plot and may be constructed of masonry with the dimension of 12 ft. by 14 ft. as shown on revised plan marked "Received March 17, 1948"; that the location of the curb cut to Conway street and an additional 12 ft. curb cut on Broadway may be installed as shown on such plans in addition to the curb cut previously permitted to Broadway."

208-37-BZ

APPLICANT—Michael Cardone, lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for

a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—22-65 31st street, east side, 182.6 ft. north of 23rd avenue (Block 833, Lot 12), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Michael Cardone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn without prejudice to reopen as soon as the present tenant obtains the information required by letter addressed to Michael Cardone dated March 22, 1948.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative

288-34-BZ

APPLICANT—Burke, Morrison & Green, for 137-20 Cross Bay Blvd., Inc., owner.

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) under section 7f of the zoning resolution to permit partly in a business use and partly in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, office and accessory sales (previously denied under section 21 of the zoning resolution).

PREMISES AFFECTED—137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure for consideration under section 7f.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative

304-41-BZ

APPLICANT—Irving E. Kanner, for 112 West 31st Street Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a retail use district and partly in an unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: R. L. Newman and D. A. Pintaville

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on April 27, 1948 at 10 A.M., subject to usual procedure, waiving all requirements except new decision of the borough superintendent and publication in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative

(Remaining minutes will be printed in the Bulletin April 20, 1948).

BULLETIN

SEP 9 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 16

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Remaining minutes will be printed in the Bulletin of
April 27, 1948).

Public Hearing on Proposed Amendments to Oil Burner
Rules.

PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On April 9, 1948, copy of petition and Order of Certiorari was served on the Board by Campbell & Hills, attorneys for 1665 St. Marks Avenue Corporation (owner) and Greenlee Motors, Inc. (lessee), re decision of the Board on February 25, 1948, denying application under sections 7c, 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use and C area district extension to existing garage for more than five motor vehicles, auto showroom, sale of new and used cars and motor vehicle repair shop (previously granted by the Board), to include paint and spray room, brake testing, wheel alignment, body and fender repairs, lubrication and welding, using more than permitted area without the required rear yard and with a proposed sign nearer an arterial highway than is permitted; Cal. No. 19-26-BZ, Vol. 3; premises 1655-1663 St. Marks avenue, north side, 134 ft. west of Rockaway avenue, Borough of Brooklyn.

* * *

On April 14, 1948, copy of petition and Order of Certiorari was served on the Board by Isidore Levine, attorney for Antonio Aluotto, an objector to the Board's action on March 9, 1948, in granting a temporary variance to permit, under section 7h, in a residence and business use district the parking and storage of more than five (5) motor vehicles for a term of two (2) years; Cal. No. 2-48-BZ; premises 724-738 East New York avenue, Borough of Brooklyn.

* * *

On April 16, 1948, copy of Order of Certiorari was served on the Board by Bertram H. Siegeltuch and Levy Kornblum, attorneys for Marie H. Kelly, et al., objectors to the Board's action on March 9, 1948, granting a variation, under sections 7-f and 21 of the zoning resolution, to permit in a residence and business use and D area district, for a term of fifteen (15) years the erection and maintenance of a building to be used as a garage for more than five motor vehicles, using more than the area permitted; Cal. No. 1063-47-BZ; premises 66-01 to 66-25 Austin street and 94-02 to 94-10 66th avenue, Forest Hills, Borough of Queens.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to April 13, 1948.

Cal. No. Dept. Premises Affected.

307-48-SA—Huchs Open End Drying Tumbler (gas heated clothes dryer), Appliance.

308-48-A—H.B.Q.—26-02 4th street and 3-18 26th avenue, southwest corner (Block 910, Lot 23), Long Island City, Borough of Queens, Alt. 224-48.

309-48-BZ—H.B.Q.—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Block 159, Lot 15 and Block 162, Lot 39), Far Rockaway, Borough of Queens, N.B. 1115-48.

310-48-A—H.B.Q.—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Block 159, Lot 15 and Block 162, Lot 39), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Pinson street), N.B. 1115-48.

311-48-BZ—H.B.B.—1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street (Block 5125, Lots 18 and 38), Borough of Brooklyn, Alt. 4847-47.

312-48-BZ—H.B.B.—6702-6716 18th avenue and 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn, Alt. 4678-47.

313-48-A—H.B.B.—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn, Alt. 4678-47.

314-48-A—H.B.M.—167 Chrystie street, west side, 1645 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan, Amendment to Alt. 1556-46.

315-48-A—Marine and Aviation—100 Johnston terrace, south side, 320.49 ft. east of Seguin avenue (open yard area); (Block 6660, Lot 1), Princess Bay, Borough of Richmond, Decision.

316-48-A—H.B.Q.—129-10 94th avenue, southeast corner of 129th street (Block 9445, Lots 21 and 26), Richmond Hill, Borough of Queens, N.B. 27-47 and Misc. 62-47.

317-48-SA—Amesteam Generator, Models A-10 to A-300 (gas-fired boiler), Appliance.

318-48-SA—Permutit Chemical Feeder, Type PT, Appliance.

319-48-A—H.B.M.—200-202 West 46th street, south side, 31 ft. west of Broadway (ground floor); (Block 1017, Lot 36), Borough of Manhattan, Amendment to Alt. 167-48.

320-48-A—H.B.B.—1109-1115 President street (1109 displayed), north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn, Alt. 4140-46.

321-48-A—H.B.Q.—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens, Revocation of Permit 970-47 re N.B. 6928-47.

322-48-A—H.B.B.—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn, N.B. 1290-47.

323-48-A—F.D.—Pier 1 (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn, 21563-LF and Decision.

324-48-A—F.D.—Pier 2 (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 30), Gowanus Bay, Borough of Brooklyn, 21565-LF and Decision.

325-48-A—F.D.—Pier 3 (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn, 21564-LF and Decision.

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327-48-SA—Snethkamp Gas Plant (generates gas for heating and cooking), Appliance.

328-48-BZ—H.B.B.—300-302 Jay street, west side, 125 ft. south of Tillary street (Block 129, Lots 22 and 23), Borough of Brooklyn, Alt. 838-48.

329-48-A—H.B.B.—37-57 Franklin avenue and 20-40 Skillman street, west side, 248.79 ft. north of Park avenue (1st floor); (Block 1885, Lot 23), Borough of Brooklyn, Misc. 938-48.

330-48-SM—Allied Ventilating Systems, Inc., Paint Storage Cabinet, manufactured by Allied Ventilating Systems, Inc., Material.

331-48-SA—Allied Ventilating Systems, Inc., Water Wash Spray Booth, Appliance.

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333-48-SA—Allied Ventilating Systems, Inc., Exhaust Fan for Spray Booths and Systems, Appliance.

334-48-A—H.B.B.—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn, Revocation of Certificate of Occupancy 112894-45 re Alt. 12939-37.

335-48-A—H.B.Bx.—173 Reville street, north side, 292.8 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx, Amendment to Alt. 10-48.

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98-46-A—H.B.M.—39-41 East 50th street, north side, 250 ft. east of Madison avenue (6th floor); (Block 1286, Lots 31 and 131), Borough of Manhattan, Amendment to Alt. 2034-46.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Tank Trucks, Fuel Oil, etc.....Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.....Nov.	24, 1936—Vol. 21, No. 47
Fire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1948, at 10 o'clock in Room 13, Municipal Building, Manhattan, on the following matters:

31-47-BZ—Application, December 4, 1947, under sections 7c and 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Alfio Long-

hitano, owner and lessee, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten (10) years; premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

586-41-BZ—Application of Norman Lederer and Leonard Joseph, applicants, on behalf of Carl Walter Wolf, owner, reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, permitting in a business and residence use district parking and storage of more than five motor vehicles; premises 311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 308-314 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens.

837-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of The Prebensam Realty Corporation, owner, reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, permitting in a residence use district, for a temporary term of two years, the parking and storage of more than five motor vehicles; premises 156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne, Borough of Queens.

183-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corporation, owner, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre) from a retail use district into a residence use district under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zoning resolution, to permit the parking of more than five motor vehicles in a retail and residence use district; premises west side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

184-48-A—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115, Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

185-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corp., owner, to permit in a residence use district, the erection of more than one building on a lot (Glen Oaks Village—Part 2); premises northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489,

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Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400) and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens.

186-48-A—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

895-47-BZ—Application, October 28, 1947, under sections 7a and 7c of the zoning resolution, of Lawrence M. Rotlman, applicant, on behalf of H.A.M. Realty Corp., owner (Jacob Herrlich, Sons, lessees), to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel; premises 1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

896-47-A—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

1009-47-A—9111 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

479-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

137-48-A—Atlantic avenue, north side, 680 ft. east of 121st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens.

752-47-BZ—Application, July 24, 1947, under sections 7c and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a residence, retail-1 and business, B area district, the extension of an existing business building (store), using more than the area permitted; premises 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

874-47-BZ—Application, October 10, 1947, under sections 7c and 7d of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Cornelius Hearn, owner, to permit in a business and residence use dis-

trict, the erection of Post Office and stores; premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

241-47-BZ—Application, March 12, 1947, under section 7e of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of Ridgewood Real Estate Corp., owner (Rimax Knitting Inc., lessee), to permit in a residence use district, the extension to existing structure (knitting mill); premises 16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

242-47-A—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

836-47-BZ—Application, August 20, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of S. & R. Feldman Realty Co., owner, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted; premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

1054-47-BZ—Application, December 9, 1947, under sections 7i, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of LO-Art Corp., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubrication, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection; premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

1095-47-BZ—Application, December 19, 1947, under section 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Anna Callion, owner, to permit in a residence and business use, D area district, the extension to existing building, using more than the area permitted; premises 413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

16-48-A—Application, January 8, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Z. M. Operating Corp., owner, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

127-48-BZ—Application, February 11, 1948, under section 21 of the zoning resolution, of Harry S. Kohl, applicant, on behalf of 448-86th St. Realty Corp., owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 450 (448 displayed) 86th street, south side

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377 ft. 1 $\frac{3}{8}$ in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

128-48-A—450 (448 displayed) 86th street, south side, 377 ft. 1 $\frac{3}{8}$ in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

80-48-BZ—Application, January 29, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Twin Maple Construction Co., Inc., owner, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices; premises 2801-2815 Nostrand avenue, southeast corner of Kings Highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

671-47-BZ—Application, July 3, 1947, under sections 7a and 7c of the zoning resolution, of George P. Ames, applicant, on behalf of Smith and Gregory of New York, Inc., owner, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop; premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

33-48-BZ—Application, January 13, 1948, under sections 7b, 7c and 7f of the zoning resolution, of Robert J. Farrington, applicant, on behalf of 915 Sherman Avenue Corp., owner, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles; premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

50-47-BZ—Application, January 16, 1947, under section 7e of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of Joseph Bruzzese, owner, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence; premises 2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

1053-47-BZ—Application, December 3, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of John F. McKenna, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

111-47-BZ—Application, December 30, 1947, under section 21 of the zoning resolution, of De Rose and Cavaieri, applicants, on behalf of Charles Kaplan, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard; premises 1945-1955 Westchester avenue, north side, 137.36 ft. east of Hugh Grant Circle (Block 3930, Lots 1-74), Borough of The Bronx.

15-48-BZ—Application, January 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of J. A. Kennedy Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store; premises 790-816 Coney Island avenue, west

side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27, Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

921-47-BZ—Application, October 20, 1947, under section 7c of the zoning resolution, of Robert Teichman, applicant, on behalf of Estate of William Ottmann, owner (Louis Landau (contract purchaser), lessee), to permit in a residence use district, the change in occupancy from stable to factory use; premises 209 East 11th street, northeast corner of Stuyvesant Alley (Block 467, Lot 58), Borough of Manhattan.

1049-47-BZ—Application, October 2, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicant, on behalf of Estate of Edward F. Jackman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

1061-47-BZ—Application, December 12, 1947, under sections 7c and 21 of the zoning resolution, of Julius Fishkind, applicant, on behalf of Marty Liebowitz, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a sheet metal and roofing supply shop, using more than the area permitted; premises 206-214 Caton avenue, south side, 40 ft. east of East 2nd street (Block 5325, Lots 3 and 5), Borough of Brooklyn.

67-48-BZ—Application, January 20, 1948, under section 7a of the zoning resolution, of Max Horn, applicant, on behalf of Nameoke Realty Co., owner, to permit in a residence use district, the conversion of existing bathing locker space on first floor to bowling alleys; premises 114-02 to 114-18 Ocean Promenade, north side, from Beach 114th to Beach 115th streets (Block 659, Lot 30), Rockaway Park, Borough of Queens.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use dis-

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trict, the erection and maintenance of a gasoline service station, lubratorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

165-48-BZ—Application, March 2, 1948, under section 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of William I. Rosenfeld, owner (Hillside Parking Corporation, lessee), to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

148-33-BZ—Application of Solomon Jochowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened February 3, 1948, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot; premises 205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

1075-47-A—514 West 147th street, south side, 250 ft. west of Amsterdam avenue (7th floor); (Block 2078, Lot 19 (old 43)), Borough of Manhattan.

283-48-A—13-19 Lafayette avenue, 256-264 Ashland place, northwest corner and 83-91 Rockwell place (cellar and 1st floor); (Block 2107, Lot 36), Borough of Brooklyn.

1025-47-SM—Kerazon Flame Resistant Resin Coated Fabrics.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1021-47-A—1 Hamilton avenue, southeast corner of Ferry place (Block 334, Lot 64), Borough of Brooklyn.

53-48-A—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

111-48-A—196-04 Hollis avenue and 109-01 to 109-17 196th street, southeast corner (Block 10933, Lot 1), Hollis, Borough of Queens.

713-46-A—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn (reopened March 16, 1948; previously granted on condition).

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

9-48-A—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

153-48-A—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 4511, Lot 13), Borough of The Bronx.

229-48-A—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

298-39-A—62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors); (Block 1503, Lots 43 and 44), Borough of Manhattan (reopened February 17, 1948).

163-48-A—112-21 Jamaica avenue, north side, 187.71 ft. east of 112th street (2nd floor); (Block 9226, Lot 26), Richmond Hill, Borough of Queens.

245-48-A—865 Midwood street, north side, 100 ft. west of Utica avenue (Block 4589, Lot 95), Borough of Brooklyn.

95-48-A—674 Marcy avenue, west side, 93 ft. south of De Kalb avenue (Block 1779, Lot 49), Borough of Brooklyn.

321-48-A—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

APRIL 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coste street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

66-48-BZ—Application, January 23, 1948, under sections 7c, 7e and 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of William N. Amerling and Amerling Chevrolet, Inc., owners, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt portion of plot, for patrons and employees; premises 1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

980-47-BZ—Application of Solomon Zweig, owner, reopened March 23, 1948—application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments (previously withdrawn); premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

208-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Fifth Improvement Corp., owner, reopened January 20, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted to be used as a gasoline

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service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop (previously denied by the Board); premises 1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

38-48-BZ—Application, January 14, 1948, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Clemens Kammerer, owner, to permit in a residence use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling, nearer than the permitted distance to the street line on the street on which it fronts, and nearer to the side lot line than permitted; premises 138-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens.

304-41-BZ—Application of Irving E. Kanner, applicant, on behalf of 112 West 31st Street Corporation, owner, reopened April 6, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting partly in a retail use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles; premises 116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

60-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Herbert Rosen, owner, reopened February 25, 1947, under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station); premises 5511 18th avenue, east side, 10 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

37-47-BZ—Application, August 20, 1947, under sections 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 5 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

39-47-BZ—Application, October 28, 1947, under section 1 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Chesterfield Estates, Inc., owner, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area; premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

552-47-BZ—Application, December 3, 1947, under sections 7c, 21 and 7A of the zoning resolution, of Lama

and Proskauer, applicants, on behalf of Winters Building Associates, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection; premises 712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

1060-47-BZ—Application, December 11, 1947, under section 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blumberg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sections 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

156-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Frieda Bogen, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area; premises 1693-1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn.

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

188-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Otto L. Nelson, Jr., applicant, on behalf of New York Life Insurance Co., owner, to permit in a residence and business use, B area and Class 1½ height district, the erection and maintenance of a class "A" multiple dwelling to a height in excess of that permitted without the required set backs, and with proposed dormers in excess of that permitted; premises 200-266 East 66th street, south side, from 2nd to 3rd avenues, 1241-1259 2nd avenue, 1111-1127 3rd avenue and 201-257 East 65th street (Block 1420, Lot 1), Borough of Manhattan.

200-48-BZ—Application, March 9, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee), to permit in a residence

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use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry; premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 27, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

174-48-A—160-164 Broadway, east side, 76 ft. 7 $\frac{3}{8}$ in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11 $\frac{5}{8}$ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8 $\frac{1}{4}$ in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

270-48-A—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

141-48-A—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

1051-47-A—825 East 140th street, north side 287.81 ft. east of Southern boulevard (shed); (Block 2592, Lots 64 and 67), Borough of The Bronx.

181-48-A—Pier #14, Fulton Terminal, foot of Montague street (north side of Montague street, 418 ft. west of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn.

182-48-A—Pier #13, Fulton Terminal, foot of Montague street (north side of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn.

265-48-A—350 5th avenue, west side, from 33rd to 34th streets, 1-29 West 33rd street and 2-20 West 30th street (street curb); (Block 835, Lots 19 and 41), Borough of Manhattan.

285-48-A—19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 4, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area dis-

trict, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

177-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

334-44-BZ—Application of Louis Allen Abramson, applicant, on behalf of Frances M. Newman, owner (Bond Stores, Inc., lessee), reopened February 25, 1948, under section 21 of the zoning resolution, to permit in a restricted retail use district, the proposed reduction of loading space (previously denied re omission of required loading space); premises 398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

244-36-BZ—Application of Lama and Proskauer, applicants, on behalf of Morris Marder and Jack Marder owners, reopened January 14, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the existing gasoline service station (previously granted by the Board for a term of ten years); premises 183-67 Liberty avenue and 183-52 to 183-64 104th avenue northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

1437-39-BZ—Application of Louis B. Siegel, applicant on behalf of Max Schulman, owner, reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9890, Lot 1), Jamaica, Borough of Queens.

705-44-BZ—Application of Samuel Roth and Herman Kron, applicants, on behalf of Michael Vicinanza and Nicholas De Dianillio, owners (Van Owners Purchasing Bureau, lessee), reopened April 6, 1948, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied, reopened and dismissed by the Board); premises 162-164 West 64th street, south side, 170.59 ft. east of Amsterdam avenue (Block 113, Lots 57-157), Borough of Manhattan.

548-47-BZ—Application of Samuel Gardstein, applicant on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area per-

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mitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1040-47-BZ—Application, November 24, 1947, under section 21 of the zoning resolution, of Charles A. Levitt, applicant, on behalf of Celia Pecker, owner (Pecker Iron Works, Inc., lessee), to permit in an unrestricted use, B area district, the erection and maintenance of a building to be used as a steel warehouse and fabricating plant without the required rear yard; premises 200-206 Seigel street, south side, 315 ft. $\frac{1}{2}$ in. east of Bushwick avenue (Block 3100, Lot 18), Borough of Brooklyn.

4-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Herman Kron and Son, applicants, on behalf of Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee), to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 1005, Lots 42 and 43), Borough of Manhattan.

114-48-BZ—Application, February 10, 1948, under section 7c of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of August Mischler, owner, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop; premises 113-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

160-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Gilbert V. Steele, applicant, on behalf of B. Gertz, Inc., owner, to permit in an unrestricted use, C area and class one height district, the erection and maintenance of a building to a height in excess of that permitted, without the required set backs; premises 93-59 183rd street, east side, 62.35 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens.

164-48-BZ—Application, March 2, 1948, under section 21 of the zoning resolution, of William I. Hohausser, applicant, on behalf of Building Management Corp., owner, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 97-01 to 97-09 Queens boulevard, northeast corner of 63rd drive (Block 2090, Lot 1), Rego Park, Borough of Queens.

274-48-BZ—Application, March 29, 1948, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Philip Panzer, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

237-48-A—90-09 215th street, east side, 279.32 ft. north of 91st avenue (cellar); (Block 10649, Lot 17), Queens Village, Borough of Queens.

238-48-A—90-11 215th street, east side, 244.9 ft. north of 91st avenue (cellar); (Block 10649, Lot 15), Queens Village, Borough of Queens.

129-48-A—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

171-48-SA—Superfex Suspended Heating Unit (ceiling furnace), Model 550.

27-48-SA—Consolidated Oil Burner.

135-48-SA—Eric Gasoline Pumps, Models 129.2 and 229-2.

866-47-SA—Oxweld Cutting Blowpipe, Types C37-R, C43, C45, C56, C57-R, C58 and AC4; Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W-43 and Purox Cutting Attachment, Type #35.

340-40-SM—Peelle Counterbalanced Dumbwaiter Door.

116-46-SM—Union Melt Welding Process and Union-melt Welding Composition and Welding Rod Electrodes for Union Melt Welding.

808-46-SM—Sargent Incinerator Hopper Door #5, Flush Type.

149-48-SM—B & L Welding Co., 275 Gallon Obround Fuel Oil Storage Tank.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 4, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

98-48-A—31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

241-48-A—104 Hester street, south side, 75.2 ft. east of Forsyth street (1st floor); (Block 301, Lot 17), Borough of Manhattan.

290-48-A—449 Saratoga avenue, east side, 41 ft. $6\frac{1}{2}$ in. south of Sterling place (1st floor); (Block 1472, Lot 9), Borough of Brooklyn.

213-48-A—36-07 to 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (Block 4971, Lots 16 and 18), Flushing, Borough of Queens.

243-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue ant 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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MAY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, May 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

Rules

217-21-SR—Proposed amendments to the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman*.

MAY 11, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 11, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

117-42-BZ—Application of Ignatius H. Lanzarone, applicant, on behalf of Rosario Torino, owner, reopened April 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles; premises 1433-1435 DeKalb avenue, west side, 275 ft. north of Wilson avenue (Block 3255, Lot 44), Borough of Brooklyn.

261-25-BZ—Application of Lama and Proskauer, applicants, on behalf of Angelo Spinelly, owner, reopened November 5, 1947, under sections 7e and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding; premises 2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

80-36-BZ—Application of Henry Nordheim, applicant, on behalf of Ammek Realty Corp., owner, reopened December 2, 1947, under sections 7e and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of class "A" multiple dwelling with stores (previously granted by the Board) to class "A" multiple dwelling, stores and marriage broker's office; premises 1398 Grand Concourse and 200-208 East 170th street, southeast corner (Block 2831, Lot 48), Borough of The Bronx.

971-41-BZ—Application of Herman Kron, applicant, on behalf of L.S.R. Realty and Contracting Corp., owner (Jerome Voletzky, lessee), reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65 and 67), Borough of Brooklyn.

448-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward and Arthur Senft, owners Colony Fuel Oil Co., Inc., lessee, reopened June 3, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of

repair shop and freight terminal); premises 2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

183-47-BZ—Application of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, reopened March 23, 1948, under section 7e of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district; premises 159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27 inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

872-47-BZ—Application, October 6, 1947, under section 7g of the zoning resolution, of Stohldrier and Zetsche, applicants, Hurley, Gray and Kearney, co-applicants, on behalf of Muller Dairies, Inc., owner, to permit in an unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles, located between two intersecting streets on which is located a public park; premises 518-532 West 126th street, south side, 200 ft. east of Old Broadway and 527-535 West 125th street (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

873-47-A—518-532 West 126th street and 527-535 West 125th street, north side, 246 ft. east of Old Broadway (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

1002-47-BZ—Application, November 7, 1947, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Williams Holding Inc., owner (Long Motor Co., lessee), to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by the erection and maintenance of a new building, to be used as motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment, brake testing, auto showroom and offices, using more than the area permitted; premises 1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue, (Block 1477, Lots 32-35), Borough of Brooklyn.

85-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage; premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

293-48-BZ—Application, March 23, 1948, under sections 7c, 7e, 7h and 21 of the zoning resolution, of Hazeltine Electronics Corporation, applicant and owner, to permit in a residence use district, the erection of an additional business building for a period of fifteen years, with an increase in accessory parking for a period of two years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a period of two years, and extended by the Board—expires March 12, 1948); premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

294-48-A—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

328-48-BZ—Application, April 9, 1948, under section 7h of the zoning resolution, of Abal Inc., applicant and lessee, on behalf of Estate of Mary Devine and C. Gray

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and Teresa Farrell (executors), owners, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of years; premises 300 to 302 Jay street, west side, 125 ft. south of Tillary street (Block 129, Lots 22 and 23), Borough of Brooklyn.

422-47-SA—Liquiflow CO² Receiver.

236-48-SA—Diesel-American Oil or Coal Burning Units, Models 208, 223, 243, 303 and 363.

257-48-SM—Hastings Alunitile (Wall Tile).

512-47-SM—Reistall (fire-resistant) Flat Paint.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 18, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

533-47-A—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Van Horn street).

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

175-48-A—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—120th street).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of April 6, 1948.)

05-44-BZ

APPLICANT—Hermon Kron, for Samuel Roth and Herman Kron, for Michael Vicinanza and Nicholas De Dianillio, owners (Van Owners Purchasing Bureau, lessee).

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district, the erection of a one-story building covering more than 65% of the lot area and to be occupied for office and storage.

PREMISES AFFECTED—162-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Samuel Roth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

22-46-BZ

APPLICANT—Herman Kron, for Hebig Realty and Building Co., owner (Eda Marrin, lessee).

SUBJECT—Application for consideration—reopening and

rehearing re Application (decision of the borough superintendent) previously denied under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—421-423 West 47th street, north side, 250 ft. west of 9th avenue (Block 1057, Lots 121 and 122), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied. The premises and area were inspected by a committee of the Board whose report recommended denial of a rehearing as there are no new facts, the plot still being unlawfully used for parking and storage.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

415-47-BZ

APPLICANT—DePace and Juster, for Beppo Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of the existing garage for more than five motor vehicles and motor vehicle repair shop, using more than the permitted area.

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PREMISES AFFECTED—2655 East Tremont avenue, north side, from St. Raymond's avenue to Williamsbridge road and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond's avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony J. DePace.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

700-29-BZ

APPLICANT—Herman Kron, for Milglow Realty Co., owner.

SUBJECT—Application reopened December 11, 1945, re change of use—re Application (decision of the borough superintendent), previously granted on condition, under sections 7a and 21 of the zoning resolution, permitting in a business use district, the extension of a garage for storage of more than five motor vehicles and the installation of a gasoline service station.

PREMISES AFFECTED—67-71 Kenmare street and 196-204 Mulberry street, northeast corner (Block 480, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, APRIL 13, 1948, 10 A. M.

Present: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 16, 1948, were approved as printed in the Bulletin of March 23, 1948, Vol. 33, No. 12.

ZONING APPLICATIONS

491-25-BZ

APPLICANT—John R. Walrad, for Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee).

SUBJECT—Application reopened January 27, 1948—re Application (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years).

PREMISES AFFECTED—1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

APPEARANCES—

For Applicant: Alphonse J. Garafola, Vincent Costa and Rose Costa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board, and for decision. Date to be set.

177-32-BZ

APPLICANT—J. G. L. Molloy, for Rose Cramer, owner.

SUBJECT—Application reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium.

PREMISES AFFECTED—156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. G. Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M., for applicant to file plans.

1129-39-BZ

APPLICANT—Benjamin H. Whitestone, for 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees).

SUBJECT—Application reopened October 2, 1945—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board).

PREMISES AFFECTED—900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Sankin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. at request of applicant.

334-44-BZ

APPLICANT—Louis Allen Abramson, for Frances M. Newman, owner (Bond Stores, Inc., lessee).

SUBJECT—Application reopened February 25, 1948—Application (decision of the borough superintendent) under section 21 of zoning resolution, to permit in a restricted retail use district, the proposed reduction of loading space (previously denied re omission of required loading space).

PREMISES AFFECTED—398-406 Fulton street, south west corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robt. Jaheesa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. Notices to be sent out in accordance with the rules of the Board.

MINUTES

208-46-BZ

APPLICANT—Lama and Proskauer, for Fifth Improvement Corp., owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted to be used as a gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop (previously denied by the Board).

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Louis L. Rosenberg, Emanuel Rosenberg and L. Rosenberg.

For Opposition: George A. Berkowitz, Adeline Di Paolo and P. Calentano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1948 at 10 A. M. for inspection by a committee of the Board and for decision without further argument. Hearing closed.

50-47-BZ

APPLICANT—Seelig and Finkelstein, for Joseph Bruzese, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two car garage to residence.

PREMISES AFFECTED—2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: John B. Kelly and Sophie Pendrell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for inspection by a committee of the Board and for decision by the Board.

571-47-BZ

APPLICANT—George P. Ames, for Smith and Gregory of New York, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline station, showroom, garage for more than five (5) motor vehicles and auto repair shop.

PREMISES AFFECTED—207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Arthur E. Smith, W. S. Dayton and MacDonald Mayer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for further consideration.

180-47-BZ

APPLICANT—Solomon Zweig, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments (previously withdrawn).

PREMISES AFFECTED—163-24 89th avenue, southwest corner of 164th street (Block 9793, Lot 59), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Elias Herzog.

For Opposition: Anthony Romano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application laid over to April 27, 1948 at 10 A. M. for decision without further argument.

1053-47-BZ

APPLICANT—Lama and Proskauer, for John F. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Margaret A. Leary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M. for inspection and decision by the Board without further argument; hearing closed.

1074-47-BZ

APPLICANT—Lama and Proskauer, for Louis W. Alpher, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years.

PREMISES AFFECTED—260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M., at request of applicant. Notices to be sent out in accordance with the usual procedure.

38-48-BZ

APPLICANT—Burke, Morrison and Green, for Clemens Kammerer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling, nearer than the permitted distance to the street line on the street on which it fronts, and nearer to the side lot line than permitted.

PREMISES AFFECTED—183-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: John F. Fitzsimons and Clemens Kammerer.

For Opposition: Jack Adair, Alexandra Adair and W. G. Wittcke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1948 at 10 A. M., for inspection by a committee of the Board and for decision without further argument. Hearing closed.

65-48-BZ

APPLICANT—Lama and Proskauer, for J. A. Kennedy Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store.

PREMISES AFFECTED—790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James A. Kennedy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board and for decision by the Board.

80-48-BZ

APPLICANT—Gustave Goldman, for Twin Maple Construction Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C and D area districts, the erection and maintenance of a building, using more than the area permitted, to be used as stores and offices.

PREMISES AFFECTED—2801-2815 Nostrand avenue, southeast corner of Kings highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: W. V. Licht and A. Levitan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board and for decision by the Board.

94-48-BZ

APPLICANT—William Nunley, lessee, for Shelclin Corp. and Blue Point Terrace Development Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years.

PREMISES AFFECTED—165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02

to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John Raymond.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A. M., for inspection by a committee of the Board and for decision by the Board.

104-48-BZ

APPLICANT—Max Wechsler, of Wechsler and Schimmenti, for Corner Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler and Richard Strich.

For Opposition: Ed. Deutsch, Frank J. Pino, Harry A. Fisher, N. R. Martimus, L. Sobel, Rose Dooley, Lillian Bloom and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for an inspection by a committee of the Board and for decision without further argument; hearing closed; date to be set.

1056-47-BZ

APPLICANT—Burke, Morrison and Green, for Oakland Hills Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, accessory sales and office.

PREMISES AFFECTED—85-06 to 85-26 Astoria boulevard, 24-29 to 24-37 85th street, southeast corner, and 24-38 to 24-42 86th street (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: J. Fitzsimons.

For Opposition: H. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee

Negative

Absent: Commissioner Kleinert

1057-47-BZ

APPLICANT—Irving Margon, for New York Lerne Company, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection of a business building in the residence portion of the plot, using more than the area permitted and without the required rear yard, to be used in conjunction with existing building in business portion of the plot and the extension to existing building in the business use district on second floor, using more than the area permitted.

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PREMISES AFFECTED—5308-5310 5th avenue, west side, 25 ft. south of 53rd street, and 466-472 53rd street, south side, 100 ft. west of 5th avenue (Block 815, Lots 40 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: L. A. Leonard.

For Opposition: C. P. De Martino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

33-48-BZ

APPLICANT—Robert J. Farrington, for 915 Sherman Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 7f of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles.

PREMISES AFFECTED—921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: R. J. Farrington, A. B. Bates and A. Alkoff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application laid over to April 20, 1948 at 10 A. M. for further consideration.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Commissioner Blum and Deputy Chief Guinee 2

Negative: Chairman Murdock 1

Absent: Commissioner Kleinert 1

79-20-BZ

APPLICANT—Daniel Santoro, for Puritan Petroleum Products Corp., owner.

SUBJECT—Application reopened December 9, 1947—Application (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in the residence portion of the plot, the extension of existing garage for more than five motor vehicles (previously granted by the Board), for the storage of more than five trucks belonging to the owner.

PREMISES AFFECTED—96 Jewett avenue, west side, 117 ft. north of Bond street and 17 Bond street (Block 1013, Lots 48 and 58), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Dan. Santoro.

For Opposition: Carmelo Di Sano, F. P. Cina, Edna Olsen, J. H. Braverman, Benjamin Conocchioli, N. Ribacchia and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Absent: Commissioner Kleinert 1

THE RESOLUTION (79-20-BZ)

WHEREAS, this application under the zoning resolution,

to permit in a residence use district, the extension in area of an existing garage for more than five (5) motor vehicles, affecting premises 15 and 17 Bond street, Port Richmond, Borough of Richmond, was granted by the Board on March 2, 1920, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c and 7f of the zoning resolution, to permit in the residence use portion of the plot the extension of existing garage for more than five (5) motor vehicles, for the storage of more than five (5) trucks belonging to the owner, affecting premises 96 Jewett avenue, west side, 117 ft. north of Bond street and 17 Bond street (Block 1013, Lots 48 and 58), Port Richmond, Borough of Richmond; and

WHEREAS, this case was reopened by vote of the Board on January 9, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jewett avenue and Bond street are in a business use, C area and Class 1½ height district; and the site is in residence and business use, C and E area and Class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 8, 1947, re Amendment to Alt. Applic. 405-47, reads:

"2. Garage for storage of trucks in a residential district is contrary to Art. II, Sect. 3, Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 39 ft. front by 302 ft. in depth (irregular) on which is located a 2½ story frame dwelling and a garage 34 ft. 2 in. front by 44 ft. 9 in. in depth, one story 18 ft. in height, of Class 3 construction, used as a garage for more than five motor vehicles; that it is proposed to extend existing garage on north side and erect an extension on vacant portion (lot 48) 34 ft. 8 in. by 100 ft. in width, one story 18 ft. in height, of Class 3 construction, to be used by the owner for his trucks (tank vehicles); that it is also to be used for the storage of equipment incidental to oil burners; that it is further proposed to close the door and windows now used as entrance to existing garage from Bond street; that no part of front yard on Bond street will be used for storage of trucks; that it is proposed to have the trucks enter from the business portion of the plot by driveway from Jewett avenue only; and

WHEREAS, the applicant contends that the proposal to remove the entrance from Bond street to Jewett avenue, seems to meet the general approval; that the new addition will be 136 ft. from the front lot line of Jewett avenue; that the proposed extension will be between two commercial structures on the south side—paper, twine sales and warehouse; on the north side, hardware manufacturing; and

WHEREAS, it appeared that the existing garage as permitted by variance granted under Calendar No. 79-1920-BZ has been changed from the use as permitted thereunder to the storage of fuel oil trucks and overnight storage of fuel oil within the trucks not contemplated by the 1920 resolution; and

WHEREAS, the application also involves use of the vacant area on Lot 48 for a driveway not included in the decision of the Borough Superintendent; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Sections 7c and 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Amendment to Alt. Applic. 405-47, be and it hereby is affirmed and that the application be and it hereby is denied.

86-22-BZ

APPLICANT—Glick and Gelbman, for A & L Knitting Mills, Inc., owner.

MINUTES

SUBJECT—Application (reopened February 3, 1948) re decision of the borough superintendent under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles, motor vehicle repair shop and the parking of more than five motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—4720-4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

APPEARANCES—

For Applicant: M. Glick and D. Jennings.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (86-22-BZ)

WHEREAS, this application under the zoning resolution, to permit, on a plot in an unrestricted district extending into business and residence districts, the erection of a garage for more than 5 motor vehicles, affecting premises 4720-4732 Third avenue, east side, 110 ft. south of east 189th street (Block 3042, Lot 15), Borough of The Bronx, was granted by the Board on March 21, 1922, on certain conditions; and

WHEREAS, the resolution was amended on November 19, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c, 7e and 7i of the zoning resolution, to permit in residence, business and unrestricted use districts, the change in occupancy from factory to storage garage for more than five (5) motor vehicles, motor vehicle repair shop and the parking of more than five (5) motor vehicles on unbuilt upon portion of the plot, affecting premises 4720 to 4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street, (Block 3042, Lots 15 and 31), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on February 3, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin, and laid over to April 13, 1948, for inspection, and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution that 3rd avenue is in business and unrestricted use, B area and Class 1¼ height districts; East 189th street is in a business use, B area and Class 1¼ height district and the site is in residence, business and unrestricted use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1948, re Alt. Applic. 1053-47, reads:

"1. Proposed conversion of this building from factory to storage garage for more than five motor vehicles, and motor vehicle repair shop, is contrary to Board of Standards and Appeals res. #86-22-BZ.

2. Proposed occupancy of storage garage for more than five motor vehicles and motor vehicle repair shop in a Res. Dis. is contrary to Art. II, Sec. 3 of Zoning Resolution.

3. Proposed occupancy of these premises for parking of more than 5 motor vehicles in a Business District is contrary to Art. II, Sec. #4(a) of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 121.94 ft. front by 177.69 ft. in depth (irregular) on which is located a building covering entire lot, one story 15 ft. in height, of Class 3 construction, presently used as a manufacturing knitting mill; that it is proposed to change the use of the building to garage and motor vehicle repair shop; that it is further proposed to use the vacant lot (31) for the parking of vehicles that have been repaired and to connect the existing building by means of an opening in the north wall and the lot; that no charge will be made for this parking; and

WHEREAS, the applicant contends that permission for this parking will in no way interfere with the business of any other parking lots or garages within the affected area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c, e and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under sections 7c, 7e and 7i thereof, to permit the use of the existing building and the adjoining Lot 31 facing East 189th street for the uses as proposed and as indicated on plans filed with this application marked "Received January 12, 1948," four sheets, on condition that the garage building shall comply with the requirements of the resolution adopted by the Board on March 21, 1922 under Cal. 86-22-BZ except that there may be constructed a door as proposed for entrance to Lot 31; that Lot 31 shall be leveled substantially to the grade of East 189th street and the present frame dwelling thereon shall be removed within one (1) year; that the lot shall be graded with steam cinders or clean gravel or properly surfaced, to the satisfaction of the borough superintendent, to the street building line of East 189th street; that there shall be erected a substantial woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height with not over one (1) entrance therein which will be toward the north for entrance and exit; that such entrance shall not exceed 10 ft. in width with a curb cut opposite not more than 15 ft. in width; that in addition there shall be erected on the interior lot lines where the wall of the existing garage does not occur a substantial woven wire fence of the chain link type as hereinbefore required for the street building line; that the use of the building as a sales place for trucks by the Ford agency shall not be used as a public garage; that repair work shall be only as may be necessary for the conditioning of new cars and cars traded in by the agency; that no openings shall be maintained in the side and rear walls of the garage that were not permitted by the Board under Cal. 86-22-BZ, Vol. I; that in all other respects, the building, premises and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

316-29-BZ

APPLICANT—Lama and Proskauer, for Patrick Hangley, owner.

SUBJECT—Application reopened November 5, 1947—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence use district, the re-establishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years (previously granted by the Board, for a term of two (2) years, expired, reopened for a permanent term and withdrawn).

PREMISES AFFECTED—854 Soundview avenue, south-east corner of Story avenue (Block 3636, Lot 70) Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (316-29-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, affecting premises 854 Soundview avenue, southeast corner of Story avenue (Block 3636, Lot 70), Borough of The Bronx, was granted by the Board on October 15, 1929, on certain conditions; and

WHEREAS, the term of variance was extended on December 18, 1931, for a term of two years; and

WHEREAS, the term of variance expired by time limitation; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution, to permit in a residence use district, the reestablishment and maintenance of a gasoline service station, open lubritorium and office for a term of five (5) years; and

WHEREAS, this case was reopened by vote of the Board on November 5, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin, and laid over to April 13, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Soundview avenue is in a residence use, D area and Class 1 height district; Story avenue is in a residence use, D and E area and Class ½ and 1 height district; the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 10, 1947, reads:

"1. The reestablishment of a gasoline service station, open lubritorium and office, in a residence use district, originally granted by the Board of Standards and Appeals under Cal. #316-29-BZ is contrary to Section 3, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.94 ft. frontage by 77.29 ft. in depth, irregular, on which is located a building 15 ft. by 12 ft. one story, 9 ft. 6 in. in height, of Class 3 construction formerly used as an accessory building to former gasoline service station; that it is proposed to reestablish the former gasoline service station and replace existing gasoline tanks (4-550 gal.) with 4 new 550 gal. gasoline tanks; that it is proposed to install 4 dispensing pumps 10 ft. back from building line; that new approved type lifts will replace former grease racks; and

WHEREAS, the applicant contends that during the war this station was not operated; that it is now the intention of the owners to renew the permit for a period of five years; that the present owners sold the property in 1929 and by virtue of the foreclosure action in 1939 regained control of the property; that in view of the fact that the premises has been used as a gasoline service station and the site is irregular and is an island plot affecting no one in the immediate area, it is therefore respectfully requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case

in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7f for a term of five (5) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received October 7, 1947," three sheets, on condition that the existing office building shall be maintained substantially in the location as shown but not beyond the building line of Rosedale avenue; that any greasing equipment shall be installed within a building of similar design; that pumps shall be not nearer than 10 ft. to the building line of Soundview avenue; that all entrances shall be from Soundview avenue with two curb cuts not exceeding 30 ft. in width each; that along the interior lot line of Rosedale avenue and Story avenue there shall be erected a substantial woven wire fence not less than 6 ft. in height; that the number of tanks installed shall not exceed four 550 gallon tanks; that the present tanks may be reused if approved by the fire commissioner; otherwise, new tanks shall be installed; that the premises where not occupied by the accessory building and pumps shall be paved with concrete or tarvia as proposed; that signs shall be restricted to one sign attached to the accessory building and to a post standard erected near the intersection of Story and Soundview avenues which sign may have two faces, not extending more than 4 ft. beyond the building line and advertising only the brand of gasoline on sale and permitting such sign to be illuminated; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use than as herein permitted; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a new certificate of occupancy shall be obtained.

599-32-BZ

APPLICANT—Sarsfield J. Sheridan, for Edward M. Sellian, and New York Central System, owners (Edward M. Sellian, lessee).

SUBJECT—Application reopened June 3, 1947—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station (previously granted by the Board) to provide a proper entrance.

PREMISES AFFECTED—596-598 Gun Hill road, southwest corner of Newell street (Block 3358, Lot 40 and part of Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Sarsfield J. Sheridan and H. A. Boergen.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (599-32-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises southwest corner of Gun Hill road and Station place (Newell street), (Block 3358, Lot 40), Borough of The Bronx, was granted by the Board on March 21, 1933, on certain conditions; and

WHEREAS, the applicant requested reopening of this ap-

MINUTES

plication and consideration under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station to provide a proper entrance, affecting premises 596-598 Gun Hill road, s.w. corner of Newell street, (Block 3358, Lots 40 and part of Lot 1), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on June 3, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin, and laid over to April 13, 1948 for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Gun Hill road is in a business use, C area and Class 1½ height district; Newell street is in a business use, C area and Class 1½ height district; and the site is in a business use, C area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 21, 1947, re Alt. Applic. 792-47, reads:

"10. Extending the use of a Gasoline Service Station in a business district is contrary to Section 4 (15) of Article 11 of the Zoning Resolution, and is, therefore, denied."

and

WHEREAS, the applicant states that the premises consist of a plot 30 ft. front by 72.5 ft. in depth on which is located a gasoline service station with an accessory building 30 ft. front by 15 ft. in depth, one story, 14 ft. in height, of Class 1 construction; that it is proposed to enlarge the station by the addition of 28 ft. by 28 ft. triangular piece of property to create a better entrance from Gun Hill road; that it is proposed to floor this triangle at street side with a concrete slab and a 4 ft. high brick wall on the railroad side of the property; that the present part of side wall will be removed; that there will be an additional 14 ft. curb cut; and

WHEREAS, the applicant contends that the owner has leased a small triangular strip of land adjacent to his property from the N. Y. & Harlem Railroad, whose tracks and freight yard are adjacent to his property; that it is very difficult for automobiles to turn into his property due to the position of the elevated railroad posts on Gun Hill road, so he leased a triangular strip, 28 ft. long, from the railroad; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 21, 1933 by adding thereto:

" . . . that in the event the owner with the approval of the New York Central System desires to increase the front portion of the gas station by adding a triangular space supported on columns as indicated on plans filed with this application marked 'Received May 12, 1947,' two sheets, and marked 'Received February 10, 1948,' one sheet, and as passed upon by the borough superintendent under Alt. 792-47, such extension of the gasoline selling area as previously permitted by resolution adopted March 21, 1933 may be permitted *on condition* that in all other respects, the requirements of the resolution adopted March 21, 1933 shall be complied with; that the structural conditions shall meet the requirements therefor and the surface of the additional area shall be paved with concrete as proposed; that a parapet wall not less than 5 ft. from Gun Hill road to the existing wall of the present gas station shall be maintained; that no additional gasoline pumps shall be installed and no pumps shall be installed on this added area; that an additional curb cut for a width of 14 ft. may be installed as shown; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

446-40-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application reopened March 18, 1947—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station and the extension of existing structure to house open grease pits, the enlargement of heating room and the refacing of present building and to permit the existing parking and storage of more than five motor vehicles (previously granted by the Board) to continue.

PREMISES AFFECTED—4431-4441 Broadway and 700-706 West 190th street, southwest corner (Block 2180, Lots 492 and 494), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur H. Haaren, Sheldon M. Covell and James McC. Coker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (446-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the inclusion of parking and storage of more than five motor vehicles on an existing gasoline service station, affecting premises 4431-4441 Broadway, west side, 108 ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan, was granted by the Board on January 21, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on January 26, 1943, January 3, 1945 and December 17, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f and 7h of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station and the extension of existing structure to house open grease pits, the enlargement of heating room and the refacing of present building, and to permit the existing parking and storage of more than five (5) motor vehicles to continue; and

WHEREAS, this case was reopened by vote of the Board on March 18, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is a business use, B area Class 1¼ height district; West 190th street is in residence and business use, B area and Class 1¼ height districts; the site is in a business use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 21, 1948, re Alt. Applic. 1712-46, reads:

"1. Proposed extension of gasoline service station in a business district is not permitted by Sec. 4a—26 Zoning Resolution 446-40-BZ, Bd.S.A."

and

WHEREAS, the applicant states that the premises consist of a plot 108 ft. 9¾ in. front by 100 ft. in depth (irregular) on which is located a building 24 ft. front by 14 ft. in depth, one story, 13 ft. in height, of Class 5 construction (Lot 494); the parking and storage of more than five motor vehicles (Lot 492); that it is proposed to erect an addition to the existing building on the 41 ft. by 28 ft., 1 story 1 ft. in height, of Class 5 construction, to enclose existing grease pits, the enlargement of boiler room with the in-

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stallation of a new boiler, oil burner and tank and the re-facing of outside of existing structure with porcelain enamel steel; and

WHEREAS, the applicant contends that these proposed alterations, as shown on plans submitted, are in keeping with the spirit and intent of the Board's resolution; that they will not decrease the area now available for parking; that the enclosure of the grease pits will only slightly increase the area of existing buildings; that the new front on accessory building will not increase its area or height but will improve its general appearance, and that the installation of a new heating unit will further insure the safety of operation, as well as the convenience and comfort of the public; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit the extension of the accessory building as proposed and as indicated on plans filed with this application marked "Received February 24, 1947," 3 sheets, and February 5, 1948," 1 sheet, on condition that the extension to the building shall be constructed substantially as proposed for housing existing four (4) open steel grease pits; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the balance of the plot shall be continued in accordance with the resolution adopted by the Board, as to the parking and storage use, on January 21, 1941, as amended by resolutions adopted through December 17, 1946; that working drawings shall be submitted to the Board for further consideration, and approval before same are filed with the borough superintendent; that such working drawings may show a building of sufficient height so as to provide for elimination of the pits and installation of pneumatic equipment for greasing; that such working drawings shall be submitted within three (3) months to the Board for approval and all permits shall be obtained and all work completed within one (1) year after such drawings are submitted.

1231-40-BZ

APPLICANT—Henry Nordheim, for Angelina De Roma, owner.

SUBJECT—Application reopened May 6, 1947 (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station.

PREMISES AFFECTED—4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim and D. De Roma.

For Opposition: A. John Eder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (1231-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, on a plot used as a gasoline service station, the parking and storage of more than five motor vehicles, affecting premises 4642 White Plains road and 700 East 241st street, southeast corner (Block 5087, Lots 59 and 62), Borough of The Bronx, was granted by the Board on July 15, 1941, on

certain conditions and time to obtain permits and complete the work was extended on July 20, 1943; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, affecting premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on May 6, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin, and laid over to April 13, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that White Plains road is in a business use, C area and Class 1 height district; East 241st street is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1947, re amend to N.B. Applic. 906-46, reads :

"1. In a business district the erection of a building to be used as a gasoline service station is contrary to Art. 2, Section 4, Subdivision 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50.05 ft. frontage by 93.09 ft. in depth, presently vacant; that there are two (2) gasoline dispensing pumps located on the site and three (3) 550 gal. buried gasoline tanks; that it is proposed to erect a building 40 ft. front by 70 ft. 10 in. in depth, 1 story, 15 ft. 3 in. in height, of Class 3 construction, to be used as office, lubritorium, auto laundry and sales in conjunction with gasoline service station; and

WHEREAS, the applicant contends that the reason for this request is that there is now a gasoline station on this lot and Lot 62 and for which there is a certificate of occupancy in force but these two lots were owned by two different owners and leased to one lessee—that is no longer the case as the lessee has now bought Lot 59 and wishes to continue the use as a gasoline station; that the original establishment of the gas station started on Lot 59 in September 1924 as may be noted from photostats filed, taken in 1924 and a photostat of Fire Department permit for gasoline selling station of 1926; that it was not until later that the station spread to include Lot 62 and the metal office that had been erected on Lot 59 was demolished and a masonry building constructed but entirely on Lot 62; that the gasoline tanks that were installed on Lot 59 and served until 1933 are still in the ground and have been replaced by new tanks as required by the Fire Department; that in 1933 an application was filed—Slip Alt. No. 800—1933 for installing additional tanks on the lot, No. 62, and thereafter gas was served from those tanks and the pumps were removed from Lot 59 and placed on Lot 62, but the tanks that were placed on Lot 58 were left there; that on Lot 59 two pumps have been restored under Fire Department Permit dated 6/17/46, No. M-314262; that this was issued to him presumably on the face that a gas station certificate of occupancy is in force for this site and which he later questioned and which resulted in the decision of the Borough Superintendent which is the basis of this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the ap-

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plication be and it hereby is *granted* under section 21 of the zoning resolution, to permit the plot to be occupied as proposed and as indicated on plans filed with this application marked "Received February 13, 1947," three sheets, *on condition* that the accessory building shall be erected substantially as proposed and as indicated on plans filed with this application and arranged for lubritorium, washing, greasing and sale of accessories and office; that there shall be no repairing or parking of cars on the premises; that there shall be a substantial woven wire fence not less than five feet in height of the chain link type with anchored steel posts erected between this plot and the adjoining Lot 62 to the north and a similar fence shall be erected along the lot line of the private right-of-way; that a similar fence shall be erected on the southerly lot line where walls of proposed accessory building do not occur; that curb cuts shall be restricted to one curb cut to White Plains road not exceeding 25 ft. in width; that signs shall be restricted to a permanent sign attached to the facade of the accessory building complying with the requirements of the zoning resolution, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that where not occupied by the accessory building and pumps, the plot shall be paved with concrete or tarvia or other suitable material approved by the borough superintendent; that no windows shall be erected in the building facing to the south; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that the premises may be occupied up to that time but not longer than six (6) months unless the work proposed is completed and a certificate of occupancy issued.

589-41-BZ

APPLICANT—Max Horn, for Samuel Benerofe, owner.

SUBJECT—Application reopened April 22, 1947—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board re Lots 31 and part of 22).

PREMISES AFFECTED—127-141 Beach 29th street, southwest corner of Lewmay road, and 130-138 Beach 30th street (Block 301, Lots 31, 18 and part of 22), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn and Samuel Benerofe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION (589-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a residence use district, the seasonal transient parking of more than five motor vehicles, affecting premises 29-01 to 29-09 Lewmay road and 127-141 Beach 29th street, southwest corner (Block 301, Lot 31), Edgemere, Borough of Queens, was granted by the Board July 17, 1941, on certain conditions, time extended on December 16, 1941 and the term of variance extended on May 25, 1943, for a term of two years; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 127 to 141 Beach 29th street, southwest corner of Lewmay road and 130 to 138 Beach 30th street, (Block 301, Lots 18, 31 and part of 22), Edgemere, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on April 22, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 29th street is in a residence use, D area and Class 1 height district; and Lewmay road is in a residence use, D area and Class 1 height district; and Beach 30th street is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1948, re Misc. Applic. 1696-47, reads:

"1. The proposed renewal of a parking and storage lot approved by the Board of Standards and Appeals and the further extension of same in a residence district must be submitted to the Board of Standards and Appeals for their consideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. front by 207.12 ft. in depth, irregular, presently vacant, as to Lots 18 and 31, and partially vacant as to Lot 22; that at present there is a 3-story frame hotel on part of Lot 22; that it is proposed to use the vacant portion of Lot 22 and the vacant Lots 18 and 31 for the parking and storage of more than five motor vehicles using the existing curb cuts; and

WHEREAS, the applicant contends that Parcel "a" was approved under Cal. 589-41-BZ, and expired May 25, 1945; that it was not renewed because the then owner dropped this parcel, and it was taken over by the City of New York; that Mr. Benerofe purchased this from the city; that Parcel "b" consists of a plot on the easterly side of Beach 30th street, 140 ft. south of Lewmay road, and adjoins parcel "c," which was approved by this Board under Cal. 830-41-BZ, and extended to 1948, under C.O. No. Q-35101; that all three parcels are now owned by Mr. Benerofe, and he is desirous of consolidating the three plots into a unified parking lot, using the existing approved curb cuts for the parking lots a and c, as listed above; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of two years from the date of this resolution, to permit the premises, consisting of Lots 31, 18 and a portion of Lot 22, as proposed and as indicated on plans filed with this application marked "Received March 21, 1947," two sheets, and "March 29, 1948," 1 sheet, to be occupied for the parking and storage of motor vehicles, on condition that the plot shall be leveled substantially to the grade of the surrounding streets and shall be surfaced with clean cinders or clean gravel and treated with a binder to the satisfaction of the borough superintendent; that there shall be erected on the street and interior lot lines a substantial woven wire fence to a height of not less than 4 ft. with no openings therein, except the existing opening to Lewmay road, consisting of not over two entrances each not over 12 ft. in width with curb cut opposite of similar width; that no cars shall be parked nearer than 10 ft. to any building on adjoining lots; that proper car bumpers shall be maintained to effectuate this requirement and to protect the fences; that proper

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aisles shall be maintained at all times to permit easy entrance and egress; that during the term of this variance the premises shall be occupied for no other use than as herein permitted and no building shall be erected thereon except there may be erected a building not over 100 sq. ft. in area, not over one story in height, which may be of frame, to be occupied only as an office and shelter for the attendant; that such building shall be near the entrance to Lewmay road; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that no signs shall be erected on the premises, except there may be a sign not over 15 sq. ft. in area, advertising the storage and parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such signs shall be attached to the fence and shall not extend beyond the building line and shall not be illuminated; that any lights for general illumination shall be equipped with metal reflectors and so arranged as to reflect toward the center of the premises and away from the adjoining residential occupancy; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

175-45-BZ

APPLICANT—Joseph Lau, for William G. Stroh, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change in use of existing building from residence to business use, to be used as an extension to existing business use (previously granted by the Board).

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner (Block 335, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and William G. Stroh.
For Opposition: Benjamin Koenigsberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Absent: Commissioner Kleinert 1

THE RESOLUTION (175-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension of a business use, now existing on the 1st story to the 2nd story, affecting premises 403 East Houston street and 126-128 Sheriff street, southeast corner (Block 335, Lots 10 and 11), Borough of Manhattan, was granted by the Board on July 24, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 24, 1946 and January 20, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change in use of an existing building from residence to business use, to be used as an extension to existing business use, affecting premises 126 to 128 Sheriff street, and 403 to 405 East Houston street, southeast corner (Block 335, Lot 10), Borough of Manhattan; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Sheriff street is in a residence use, D area and Class 1 height district; East Houston street is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 22, 1947, re Alt. Applic. 217-47, reads:

"Due to new plans and specification sheets, the following objection reads:

1. Proposed change of use from residence to a commercial building in a residence district is contrary to Art. II, Sec. 3 zoning resolution.

Note: Alt. 753-44 and 754-44 to be withdrawn. This application to cover entire premises."

and
WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 76 ft. in depth, on which are located three buildings, one two-story and two four-story buildings, of Class 3 construction; that the subject of the appeal, 405 East Houston street is 25 ft. front by 40 ft. in depth, four stories in height, occupied on 1st floor by meat refrigerator, upper floors, vacant; that it is proposed to use 405 East Houston street for the storage of meat on 1st and 2nd floors, storage of materials for business on 3rd floor and to demolish the 4th floor; that the balance of the site will be altered as follows: 126 Sheriff street, construct a platform on front exterior for a counter-balanced iron stair as a secondary means of egress from 2nd floor office to street, install two means of egress on 1st floor to street; in 403 East Houston street, 128 Sheriff street, demolish 4th floor and construct a new roof, enclose the primary means of egress of the 3 buildings in studs covered both sides with metal lath and 3/4 in. cement plaster; that all doors are to be fireproof self-closing; that the stair will extend from street to roof; that there will be constructed, on East Houston street facade, an iron fire escape with stair to roof and counterbalanced stair to street to serve as a secondary means of egress; that the 3rd floor framing will be reinforced for storage purposes; that the elevations facing East Houston street and Sheriff street are to be pointed up and painted, and the windows on 1st and 2nd floors of 405 East Houston street, are to be bricked up flush with building walls; and

WHEREAS, the applicant contends that the owner's business is developing and additional space is necessary for its proper operation, therefore it is essential he utilize the additional space of his buildings; that the three buildings involved are proposed to be occupied upon completion of alterations as follows:

126 Sheriff street B. 335 L. 10

Cellar, storage	No occupants
1st fl., packing of meats	20 occupants
2nd fl., offices for meat bus.	5 occupants
3rd fl., was demolished	
4th fl., was demolish	

403 East Houston street or 128 Sheriff street, B. 335, L. 11

Cellar, storage	No occupants
1st fl., receiving, cutting & shipping of meats	15 occupants
2nd fl., dressing & locker rooms & toilets	
3rd fl., storage of materials for meat bus.	No occupants
4th fl., to be demolished	

405 East Houston street, B. 335, L. 12

Cellar, storage	No occupants
1st fl., meat refrigerator	No occupants
2nd fl., meat refrigerator	No occupants
3rd fl., storage of materials for bus.	No occupants
4th fl., to be demolished	

that only fire escapes will project beyond the building line; that only one sign will be painted on brick wall near entrance not to exceed 10 sq. ft. in area, all other signs shall be removed; that the only materials to be stored in the

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building will be those in connection with the meat packing business to be carried on in these premises; that only cartons, cellophane wrappers and labels for packaging meats and office supplies will be so stored; that meat will be stored in the refrigerators; that substantiation of appeal as based on Section 21 is same as stated in original approval of use in 1945; that this business has increased in volume and since this owner's entire business investment is in these buildings and additional space is required, he must necessarily extend the business use in his own buildings; that there is no available space within working distance of his present business, therefore consideration is requested to permit the extension of business use in these buildings; that the statement filed for request to reopen and extend original approval for another year also contains principal points for request to extend the use of business in 403 East Houston street and to include the 3rd floor of 128 Sheriff street and 405 East Houston street; that this statement is to be used in connection with the new objection; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, it appears that the requirements of the resolution adopted July 24, 1945 have not been complied with but instead that the use of the premises have been further extended in a residential district without sanction; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7c, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent on Alt. Applic. 217-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

858-46-BZ

APPLICANT—Benjamin Menschel, for S. L. K. Realty Corp. and Clarence H. Loeb, owner; Gilbert Trucking Company, Inc., lessee.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy from public garage to storage and shipping of freight loading platform and the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—500-518 Park place, south side, 175 ft. west of Classon avenue (Block 1167, Lots 32, 134, 36 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Menschel and Anthony Rioania.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee	3
Absent: Commissioner Kleinert	1

THE RESOLUTION (858-46-BZ)

WHEREAS, Benjamin Menschel for S. L. K. Realty Corp. and Clarence H. Loeb, owners; Gilbert Trucking Co., Inc., lessee, filed November 2, 1946, an application under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy from public garage to storage and shipping of freight, loading platform and the storage of more than five (5) motor vehicles, affecting premises 500 to 518 Park place south side, 175 ft. west of Classon avenue, (Block 1167, Lots 32, 134, 36 and 38), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 7, 1947, after due notice by publication in the Bulletin, and laid over to October 15, 1947, then laid over, date to be set, for decision by the Board without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Park place is in a residence use, B area and Class 1½ height district; Classon avenue is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1946, re Alt. Applic. 3410-46, reads:

"1. The change of use from Public garage to storage and shipping of freight, parking and housing of company trucks and cars and loading platform of this building located in a residence use district is contrary to the Zoning Resolution Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot 175 ft. front by 131 ft. in depth on which is located a building 100 ft. front by 131 ft. in depth, one story, 15 ft. in height, of Class 3 construction (lots 32 and 134); that the adjoining lots 36 and 38 are vacant; that it is proposed to use the premises for the storage and shipping of freight and the storage of company trucks and to install a loading platform in the rear, with a door leading to a loading platform in the lot adjoining the garage; that the vacant lot adjoining will be used to load trucks when they take material away; that there will be no more than ten trucks stored in garage overnight; and

WHEREAS, the applicant contends that by lease dated March 25, 1946, the lessee rented the garage premises for a five year term beginning April 1, 1946, and ending March 31, 1951, and agreed to pay therefor the gross rental of \$35,000 equal to \$7,000 per annum; that the lessor demanded and received the personal guarantee of this lease from Jacob Gilbert, who is the president of the lessee; that shortly thereafter the lessee entered into a lease for the adjoining vacant plot for the two year term from June 1, 1946 to May 31, 1948, at an annual rental of \$750, intending to use this plot for the purpose herein sought; that the business of the lessee for the past 30 years has been that of freight transfer; that during the last 20 years, and presently its work was and is exclusively for General Motors Corp. and its subsidiaries; that for this purpose, he presently operates five trucks; that the freight handled and stored runs from several hundred pounds to only a few pounds and consists of all kinds of parts and equipment made by General Motors Corp. and subsidiaries; that this freight is not broken open or otherwise separated, but is held intact in the shipping container as received, and shipped out the same way; that the contents of the freight is odorless and not dangerous, combustible or inflammable, being most often entirely metal; that after the freight is placed on the premises of the lessee, it is removed in accordance with instructions from General Motors Corp.; that the handling of freight begins approximately at 7:30 or 8 A.M. and is entirely completed not later than 4 or 4:30 P.M.; that the premises are entirely closed on Saturdays and Sundays and are nightly guarded by a watchman; that under the proposed plan, if approved, the trucks will not be on or even visible from the street, as they will be driven directly into the present vacant lot and at the rear thereof, where the exterior platform is proposed to be constructed; the trucks will be unloaded and the freight moved directly into the garage building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated October 7, 1946 on Alt. Applic. 3410-46 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

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463-47-BZ

APPLICANT—Lama and Proskauer, for Clarence H. Loeb, owner; Hyman Isaacs, lessee.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two (2) years.

PREMISES AFFECTED—462-498 Park place, south side, 350 ft. west of Classon avenue (Block 1167, Lots 18, 23, 24, 25, 28, 29 and 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Sharf and Hellenbrand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Deputy Chief Guinee 1

Negative: Chairman Murdock, Commissioner

Blum 2

Absent: Commissioner Kleinert 1

THE RESOLUTION (463-47-BZ)

WHEREAS, Lama and Proskauer for Clarence H. Loeb, owner, Hyman Isaacs, lessee, filed May 7, 1947, an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five (5) motor vehicles for a period of two (2) years, affecting premises 462 to 498 Park place, south side, 350 ft. west of Classon avenue (Block 1167, Lots 18, 23, 24, 25, 28, 29 and 31) Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 15, 1947, after due notice by publication in the Bulletin, and laid over to a date to be set, for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Park place is in a residence use, B area and Class 1½ height district; Classon avenue is in a residence and business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 17, 1947, re Alt. Applic. 445-47, reads:

"1. Proposed parking and storage use for more than five motor vehicles in residence use district violates Art. II, Sec. 3 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 300 ft. frontage by 131 ft. in depth, presently vacant; that it is proposed to use the vacant premises for the parking and storage of more than five motor vehicles for two years; that the plot will be graded and proper fencing constructed; and

WHEREAS, the applicant contends that immediately adjoining the premises to the east, Lots 32 and 34, there is a public garage; that on Sterling place, Block 1167, Lots 78, 76, 74, 71, 69 and 66 are improved with one and two story public garages; that the garages in this area are all filled to capacity and the granting of the application will do much to alleviate parking and storage of automobiles in the immediate area; and

WHEREAS, Park place is a play street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was on justification for the exercise of its discretion to grant a zoning variance under section 7h of the zoning resolution.

Resolved, that the decision of the borough superintendent, dated April 17, 1947 on Alt. Applic. 445-47 be and it hereby is affirmed and that the application be and it hereby is denied.

783-47-BZ

APPLICANT—Lama and Proskauer, for Goldring Motors, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment; the balance of plot to be used for the sale and display of more than five (5) used cars.

PREMISES AFFECTED—1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (783-47-BZ)

WHEREAS, Lama and Proskauer for Goldring Motors, Inc., owner, filed August 8, 1947 an application under sections 7e and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used for the servicing of new and used cars, motor vehicle repair shop, brake testing and wheel alignment, the balance of the plot to be used for the sale and display of more than five (5) used cars, affecting premises 1470 Eastern parkway, south side, 60 ft. east of Howard avenue, and 1701 Lincoln place (Block 1474, Lot 7), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, December 16, 1947, after due notice by publication in the Bulletin, and laid over from time to time to February 25, 1948, then laid over, date to be set, for decision by the Board without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Eastern parkway, Howard avenue and Lincoln place are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated July 30, 1947 on N.B. Applic. 762-47 reads:

"1. Proposed one story structure to be located within a business use district, to be used for servicing and repairs, new and used cars, brake testing, wheel alignment and the remainder of the lot to be used as used car lot for more than five cars, violates Art. II, sec. 4 (a) subd. 15 and 29 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 103 ft. 7½ in. and 38 ft. 5½ in. in depth (irregular), presently vacant; that it is proposed to construct a building 40 ft. front by 84 ft. 6 in. in depth, one story, 14 ft. 6 in. in height, of class 3 construction, to be used for the servicing and repairing of new and used motor vehicles; that the balance of the plot will be used for the sale and display of more than five (5) used motor cars; and

WHEREAS, the applicant contends that the service station will be used in conjunction with the auto show room now located at the intersection on Lincoln place, Howard avenue and Eastern parkway, Block 1474, Lot 3; that in 1939 Building Notice 2393 was issued for the sale and display of

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used cars; that in Block 1474, Lot 1 is used as a gasoline service station; Block 1471, Lot 65 is also used as a gasoline service station; that on Lincoln place, immediately adjacent and on the opposite side of the street from the site there are a series of one car garages; that the proposed use will in no way affect the surrounding property owners; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, for a term of five (5) years, to permit the premises to be developed as proposed and as indicated on revised plans marked "Received January 30, 1948," two sheets, on condition that the building shall not exceed one story in height and shall be located toward the rear of the lot as shown; that there shall be no opening to the building from Lincoln place; that the opening shall be as proposed by means of a driveway from Lincoln place to the front portion of the lot which shall be used only as a lot for the sale of used cars with no opening thereto from Eastern parkway; that there shall be no repairing or servicing of cars carried on on the premises or within the building; that signs shall be restricted to signs as permitted by the zoning resolution on Eastern parkway and Lincoln place and there shall be no temporary signs or roof signs; that there shall be no windows on the side lot line wall to the east; that a substantial woven wire fence shall be erected on the easterly and westerly lot lines from the proposed building to Eastern parkway and along Eastern parkway there shall be a metal or wooden fence not less than 4 ft. high with no openings therein except a 3 ft. gate as shown; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

842-47-BZ

APPLICANT—Robert Dreyfuss, for Morfrank Garage Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop.

PREMISES AFFECTED—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Robt. Dreyfuss and Frank Wolf.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (842-47-BZ)

WHEREAS, Robert Dreyfuss for Morfrank Garage Corp., owner, filed September 30, 1947 an application under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an iron work shop, affecting premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication

in the Bulletin, and laid over to March 16, 1948, then to April 13, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 118th street is in residence and business use, B area and class 1½ height districts; Manhattan avenue is in a residence use, B area and class 1½ height district; the site is in a business use B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1947 on amendment to N.B. Applic. 166-47 reads:

"5. Proposed use as an iron shop in a business district is contrary to Art. II, Sect. 4a-19 Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100.11 ft. in depth, presently vacant; that it is proposed to erect a building to occupy the entire plot, one story, 14 ft. 5 in. in height, of class 3 construction, to be used as a shop for iron work; and

WHEREAS, the applicant contends that the actual use of this building had not been definitely determined at the time the application was filed with the Department of Housing and Buildings for the erection of a new building; that the application was approved by said department; that the owner of the premises through various real estate agents attempted to obtain a lessee for this building and the only application he received was for use as an iron shop; that the proposed tenant at present maintains an iron shop on 116th street in a business district and intends to vacate his premises if he is permitted to occupy the 118th street premises; that the premises is flanked on the westerly side by a four story and cellar garage building, 60 ft. in width, and on the easterly side by a building occupied by a roofing and tinsmith contractor; that this makes it very difficult to obtain a tenant who would be willing to occupy the premises for any purpose permitted in a business district, and it is therefore requested that the Board permit its use by an iron shop; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, for a term of five (5) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received September 30, 1947," two sheets, on condition that the equipment to be installed for the proposed iron shop shall not exceed the equipment now occupied by the proposed occupant at the present location at 247 West 116th street; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 977-47-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

959-47-BZ

APPLICANT—Milfin Realty Corp., owner (Fink Baking Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than five motor vehicles.

PREMISES AFFECTED—503-505 East 76th street, north side, 98 ft. east of York avenue (Block 1488, Lot 5 and 6), Borough of Manhattan.

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APPEARANCES—

For Applicant: M. S. Meyer.
For Opposition: M. H. Frank.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (959-47-BZ)

WHEREAS, Milfin Realty Corporation, owner; Fink Baking Corp., lessee, filed October 30, 1947, an application under section 7c of the zoning resolution, to permit in residence and business use districts the change of occupancy of foundry shop and stable to garage for more than five motor vehicles, affecting premises 503-505 East 76th street, north side, 98 ft. east of York avenue, (Block 1488, Lots 5 and 6), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin, and laid over to April 13, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 76th street is in residence and business use, B area, Class 1½ height districts; York avenue is in a residence use, B area and Class 1½ height district; and the site is in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 13, 1948, re Alt. Applic. 1761-47, reads:

"3. Proposed use of structure as a garage for more than five motor vehicles in a business use district extending into a residence use district is contrary to Art. II—Sections 3 and 4a-15 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 102 ft., 2 in. in depth on which is located a building covering entire plot, one story 16 ft., 6 in. in height, of Class 3 construction, classified as a foundry shop and stable; that it is proposed to occupy the building for the storage and maintenance of trucks belonging to the baking company; and

WHEREAS, the applicant contends that heretofore the lessee has effected a considerable portion of its bread deliveries by utilizing horse-drawn wagons; that, however, inability to obtain drivers for these wagons, expansion of delivery requirements and the pressure of modernity, have made it increasingly difficult to continue the use of horses and wagons and it has become essential to the existence and continuation of the business to convert completely to motor trucks for the purpose of making delivery of baked goods; therefore, it has become essential that the Fink Baking Corp. have and maintain in the neighborhood of its existing plant a garage where it can store its motor vehicle delivery trucks; that the existing walls and front will be replaced by a one story garage of brick and glass block construction similar in design and appearance to the bakery plant on the south side of East 76th street, thereby vastly improving the appearance of existing buildings and the general tenor of the neighborhood; that the law allows the use of the affected buildings for the storage of not more than five motor vehicles in each building; that this therefore permits the storage of a total of ten motor vehicles, trucks or wagons on premises at present; that existing conditions permit the use of the present two driveways, but the proposed variation will eliminate one driveway and result in only a moderate increase in the number of trucks stored on premises; that the property adjacent to the east is now used as a factory and east of that there is vacant land; that the proposed garage would in no way affect the light and air of adjacent

properties, in fact, it would improve it by elimination of the chimney smoke stack; that the appearance of the front, sides, rear and roof of the existing structures will be greatly improved; that part of the present west wall of 503 E. 76th street and the entire rear of 503-505 E. 76th street are frame construction which will be removed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution, subdivision c not being applicable.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the applicant be and it hereby is *granted* under section 7f thereof for a term of ten years to permit the plot to be occupied as proposed and as indicated on plans filed with this application marked "Received October 30, 1947," five sheets, *on condition* that all existing buildings shall be removed and uses discontinued; that the building shall not exceed one (1) story in height and shall be arranged as indicated on such plans except that there shall be no window openings in the side walls to the west or north and no windows or other openings shall be installed in the other interior or rear lot line; that this variance is granted on the understanding that the premises will be used only as proposed by the Fink Baking Corporation as lessee or his successors in the same line of business; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1111-47-BZ

APPLICANT—DeRose and Cavalieri, for Charles Kaplan, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71-74), Borough of The Bronx.

APPEARANCES—

For Applicant: Irwin H. Rosenberg and Geo. J. Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (1111-47-BZ)

WHEREAS, DeRose and Cavalieri for Charles Kaplan, owner, filed December 30, 1947 an application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the permitted area and without the required rear yard, affecting premises 1945-1955 Westchester avenue, north side, 237.36 ft. east of Hugh Grant Circle (Block 3930, Lots 71 and 74), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin, and laid over to April 13, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester avenue, Hugh Grant Circle

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and the site are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated December 18, 1947 on amendment to N.B. Applic. 111-45, reads:

"2. Proposed structure located in a Retail D District will occupy excessive area of lot at curb level. Same is contrary to Article IV, Section 14 (c) Zoning Resolution,

"4. Provide lawful rear yard at curb level. Article IV, Section 17 (b) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building covering the entire plot, one story, 15 ft. in height, or class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that request is made to the Board to permit the owner to enjoy full coverage use of his property, which was purchased by the owner in April 1938; that the plans for the improvement were filed September 17, 1945; that the improvement could not take place prior to change in zoning due to federal war restrictions during and after the last war, which prohibited the erection of such structures; that as proposed the building will be only one story in height, and the adjoining property to the west covers 100% of the plot; that the buildings to the rear are adequately provided with light and ventilation by reason of their own rear yards; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 of the zoning resolution, to permit the coverage as proposed and as indicated on plans filed with this application marked "Received December 30, 1947," four sheets, *on condition* that a rear yard for a depth of 10 ft. shall be provided across the entire plot; that an adequate fence shall be maintained on the side lot line and rear line where the building does not occur; that the rear yard shall be paved and drained in accordance with the requirements of the building code; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto including fire-stopping partitions between stores to underside of roof boarding; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

13-48-BZ

APPLICANT—Paul Friedman, for Leru Realty Corp., owner (Jaystrass Cleaners, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension to existing building on first floor, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: P. Friedman and C. E. Jacobs.

For Opposition: H. Rosenlinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (13-48-BZ)

WHEREAS, Paul Friedman, for Leru Realty Corp., owner, Jaystrass Cleaners, Inc., lessee, filed January 2, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension to existing building on first floor, using more than the area permitted and without the required rear yard, affecting premises 254 West 88th street, south side, 100 ft. west of Broadway (Block 1235, Lot 56), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin, and laid over to April 13, 1948, at request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that West 88th street is in residence and business use, B area, Class 1½ height districts; Broadway is in a business use, B area and Class 1½ height district; and the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 18, 1947, re Alt. Applic. 2339-47, reads:

"1. Proposed extension on 1st floor exceeds the permissive 65% of the unoccupied area exclusive of a rear yard and is contrary to Section 12(b) and 19(e) Zoning Resol.

2. Proposed extension of business use in a residence district is contrary to Art. II, Sec. 3 Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot 18 ft. front by 100 ft. 8½ in. in depth on which is located a building 18 ft. front by 68 ft. 6 in. in depth (irregular); basement and 3 stories, 42 ft. in height, of Class 3 construction; that it is set back 2 ft. ½ in. from building line and presently occupied as store, beauty parlor and two 1-family apartments; that it is proposed to construct an extension to the store in the basement, 18 ft. by 32 ft. 2 in. (irregular) of Class 3 construction, one story 12 ft. in height from yard level; that it is proposed to remove existing windows in rear wall and cut to floor to form a wide opening; that it is proposed to install a goose-neck iron ladder from roof of proposed extension to the yard level and to remove existing drop ladder from 2nd floor level fire escape in the rear of the building; and

WHEREAS, the applicant contends that it is proposed to construct a one-story extension to the store in the basement, as follows:

Foundation—concrete

Floor—concrete slab on cinder fill

Walls—concrete block stuccoed on exterior; inside of walls furred and covered with sheet rock

Roof—wood roof beams covered on underside with sheet rock, roof sheathed with wood sheathing and covered with approved built-up roofing

Windows—to be fireproof and glazed with wire glass

Skylight—metal and glazed with wire glass;

that the use of proposed extension of existing store will not adversely affect the neighborhood as there will be no change in the West 88th street facade or in nature of use of basement floor which fronts on West 88th street; that all adjacent properties are either used in part for business use or are located within a business use district; that present valet service facilities for patrons of this establishment are inadequate and there is need for additional facilities of this kind in the neighborhood; that the rear area is unique in that it is adjacent to a 7-story building which has only a 6½ ft. rear area, while it is proposed here to leave a 10

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t. rear yard; that the light and ventilation of nearby properties will not be adversely affected to any substantial degree; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under sections 7c and 21 thereof, to permit the extension of the building for the use as proposed and as indicated on plans filed with this application marked "Received January 2, 1948," three sheets, on condition that the rear extension shall be used only as proposed; that there shall be no windows opening on the lot lines to the east or west; that the yard in the rear shall be not less than 10 ft. in width and shall be properly paved; that the fire escape shall be extended with an iron ladder to the yard as proposed and means shall be provided either by no fence or a gate in the fence to adjoining premises; that such portable firefighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto and a new certificate of occupancy shall supersede C.O. 19924-34 shall be obtained.

5-48-BZ

APPLICANT—George G. Miller, for Normandie Development Corp., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—216-224 West 58th street, south side, 211.2 ft. east of Broadway (Block 1029, Lots 43 to 46½), Borough of Manhattan.

APPEARANCES—

For Applicant: Geo. G. Miller and Wm. R. Bayes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee	3
Absent: Commissioner Kleinert	1

THE RESOLUTION (15-48-BZ)

WHEREAS, George G. Miller, for Normandie Development Corp., owner, filed December 26, 1947, an application under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a storage garage for more than five (5) motor vehicles, affecting premises 216-224 West 58th street, south side, 211.2 ft. east of Broadway (Block 1029, Lot 43 to 46½ inclusive), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin, and laid over for inspection and decision by the Board, date to be set; and

WHEREAS, the district maps accompanying the zoning resolution show that West 58th street is in retail and business use, B area and Class 2 height districts; Broadway is in a retail use, B area and Class 2 height district; the site is in a business use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated December 9, 1947 on N.B. Applic. 236-46 reads:

"1. Proposed garage for more than five (5) motor vehicles in a business district is contrary to Art. II, Sec. 4a-15 Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 110 ft. 5 in. in depth, presently vacant; that there is an existing foundation erected by a former owner; that it is proposed to erect a building to cover the entire plot on first and 2nd floors, 3rd and 4th floors—90 ft. 5 in. in depth, four stories 49 ft. 6 in. in height, of Class 1 construction, to be used as a public garage for more than five motor vehicles; that the basement, sub-basement and roof are also to be used for parking motor vehicles; and

WHEREAS, the applicant contends that the present garage and parking facilities in the immediate vicinity of the premises are wholly inadequate and insufficient to meet or cope with the need; that in close proximity to the premises are many large hotels, such as The Plaza, Sherry Netherlands, St. Moritz, Park Central and Essex House, the New York Athletic Club and many large apartment houses, none of which houses or hotels have any direct parking facilities, although all of them require and have urgent need for such facilities; that the critical lack of adequate garage and parking facilities in this City, and in the particular section here involved, is well known; that it is one of the main causes of the traffic problem now confronting the city; that the erection of the proposed garage, in accordance with the attached plans will accommodate over 300 motor vehicles at one time, and will not only improve the parking and traffic situation in the vicinity, but will generally help the city's parking problem and promote the public interest; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that, in view of the provisions of section 21-A, the presence of a school registered as provided therein, adjoining the premises on the east and the place of public assembly, contrary to Chapter 19 of the Administrative Code, adjoining the proposed storage garage, the Board is precluded from granting the application.

Resolved, that the decision of the borough superintendent, dated December 9, 1947 on N.B. Applic. 236-46 be and it hereby is affirmed and that the application be and it hereby is denied.

APPEALS FROM ADMINISTRATIVE DECISIONS

754-47-A

APPLICANT—Imre Chairman, for Henry D. Greenberg, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—177-20 14th road, southeast corner of 117th street (Block 4069, Lot 1), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION (754-47-A)

WHEREAS, Imre Chairman, for Henry D. Greenberg, owner, filed August 12, 1947, an appeal from an order of the fire commissioner, affecting premises 177-20 14th road, south side, between 117th and 118th streets (Block 4069, Lot 1), College Point, Borough of Queens; and

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WHEREAS, Order 9158-C, issued by the fire commissioner August 5, 1947, reads:

"You are hereby notified that Fire Department Permit B-30731, expiring March 8, 1948, authorizing the use of premises for the storage and use of paints, etc., is revoked pending compliance with the following:

"2. Provide that the gas fired drying oven shall be of a type as approved by the Board of Standards and Appeals, Rule 4.3.1, Spray Rules."

and

WHEREAS, the applicant states that the building is one story, 21 ft. in height; 200 ft. by 200 ft. in area, of Class 3 construction; erected 1887; located in an unrestricted use, A area, Class 2 height district and used and occupied since 1887 manufacturing sheet metal products, 110 persons on the 1st floor; and offices on the mezzanine with an occupancy of 11 persons; that no change in use or occupancy is proposed; that the building is equipped with a standpipe system; and

WHEREAS, the applicant contends that the oven in question is a Newcomb-Detroit circulating oven which was purchased from the War Assets Administration; that it is requested that the Board permit its use in this specific installation as the manufacturer has stated that he is not desirous of having the type of oven approved for general use; that the oven is a direct fired gas heated unit for baking finishes on metal parts at temperatures between 250° to 450° F.; that the gas fired burner is totally enclosed; that the pilot and main burner are operated from 6 to 18 ounce pressure; that the combustion air is supplied by a motor driven blower; that air from within the oven is moved by a blower into the gas heater where mixture of the recirculated oven air and the products of combustion takes place; that the air is then pushed from the heater into the recirculating duct which distribute the air to the oven; that a ventilating fan is installed to exhaust paint fumes created when the paint is dried within the oven; that the oven is equipped with safety devices consisting of air-flow switch on each fan to assure that fans are operating before the burner is lighted; that an automatic ignition and spark arrangement is provided for lighting the enclosed pilot; that a pilot protection device which will not permit the main burner to open until the pilot is in operation, and shut off valves are provided in the gas lines; that temperature control is accomplished through a bulb type controller which actuates a valve in the main air lines which regulates the syphoning of gas into the main burner; that the equipment is wired to shut down the main gas valve and pilot gas valve on failure of recirculating fan, combustion air blower exhaust fan or failure of any equipment in the system; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner as to Order 9158-C be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that one of the two ovens shall be of a make approved by the Board under Cal. 69-43-SA; that the other oven manufactured by the Newcomb Detroit Company and approved by the Factory Mutual Laboratories may be used, *on condition* that it substantially complies with the requirements of a similar oven as approved by the Board for Gehnrich and Gehnrich under Cal. 69-43-SA and is maintained to the satisfaction of the fire commissioner; that no label shall be placed on the oven not having approval for general use in New York City.

977-47-A

APPLICANT—Robert Dreyfuss, for Morfrank Garage Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Robt. Dreyfuss and Frank Wolf.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (977-47-A)

WHEREAS, Robert Dreyfuss for Morfrank Garage Corp., owner, filed November 3, 1947 an appeal from a decision of the borough superintendent, affecting premises 314 West 118th street, south side, 130 ft. east of Manhattan avenue (Block 1944, Lot 42), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1947 on P & D amendment 968-47, reads:

"Disapproved. Reasons: Sec. C26-1286.0 and C26-1238.0 Adm. Code. Boro. Pres. of Manhattan ruling requires a new 8" X.H.0.1 house sewer to be installed for this work."

and

WHEREAS, the applicant states that the building will be one story, 14 ft. 5 in. in height, 20 ft. by 100 ft. 11 in. in area, of Class 3 construction, located on a lot 20 ft. by 100 ft. 11 in. in area, in a business use B area Class 1½ height district, and used and occupied as an iron shop—3 persons; and

WHEREAS, the applicant states that the house sewer is intended to provide drainage for the roof water and for one toilet and wash basin; that a new house drain is being installed of 4" extra heavy cast iron as required by the building code; and

WHEREAS, the applicant contends that a modification should be granted to permit the use of the present 6 in. earthenware sewer which is similar to those being used in buildings in the entire block; that there is no probability of this sewer being altered in the future as the proposed structure adjoins a large fireproof garage which has very little possibility of being demolished.

Resolved, that the decision of the borough superintendent on P & D Application 968-47 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the house drain shall comply with the requirements of the building code therefor and that such house drain may enter the existing 6" earthenware sewer provided such sewer is found to be in good condition and usable for the purpose (Cal. No. 842-47-BZ).

226-48-A

APPLICANT—M. & J. Shiffman, d/b/a Richmond Bruner Coal Co., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner—re: Transportation of Fuel Oil in Tank Truck in New York City (construction of tank not in conformity with Administrative Code requirements covering Tank Trucks).

APPEARANCES—

For Applicant: Michael Shiffman.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee
Negative
Absent: Commissioner Kleinert

THE RESOLUTION (226-48-A)

WHEREAS, M. & J. Shiffman, doing business as Richmond Bruner Coal Co., owner, filed March 15, 1948, an appeal from an order and decision of the fire commissioner, relat

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ing to its Truck #18, used to transport No. 2 fuel oil from Bayonne, N. J. to West New Brighton, Staten Island; and WHEREAS, Order #56580 LC issued by the Fire Commissioner January 14, 1948 and repeated in his decision dated March 10, 1948, reads:

"An inspection of Truck #18, with a H & H Truck Tank Co. mounted on an Autocar chassis, for the transportation of any liquid product of petroleum, shale oil or coal tar, as required by Section C19-52.0-A, Title C, Part 1, Article 8 of the Administrative Code of the City of New York, shows the following requirements necessary before a permit can be issued:

1. File a sworn statement signed by the Chief Engineer of the manufacturer that said chassis is sufficiently strong to carry the superimposed weight for which it is designed and that is of sufficient stability at all times while stationary or in motion in traffic to be a safe vehicle on the highways, and that adequate brakes are provided on all wheels. Sec. 17.3."

nd WHEREAS, the applicant states that the truck in question is an Autocar, Model U8144, having a capacity of 2,400 gallons in four 600-gallon compartments; the tank is constructed of 10 gauge shell, 8-gauge heads welded and is mounted on a 1943 Autocar chassis No. A-8144-A4893; that the tank weighs 3785 pounds; that the weight of the chassis without cab, water, gas, etc. is 13,715 lbs., leaving 2,285 lbs. as a margin of 28%, as required by the Fire Department; and

WHEREAS, the applicant contends that the manufacturer of the truck will not give a certification for this chassis to carry 2400 gallons of fuel oil as required by the Fire Department.

Resolved, that the decision of the fire commissioner as to Order #56580 LC, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the truck shall comply with the requirements of the fire commissioner and shall be maintained to his satisfaction.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

1025-47-SM

APPLICANT—Zapon Keratol Division of Atlas Powder Company, owner.

SUBJECT—Kerazon V-306, V-324, V-325, V-320 Flame Resistant, resin coated fabric, approval of.

APPEARANCES—

For Applicant: George Begam.

ACTION OF BOARD—Laid over to April 20, 1948 at 10 A.M., for further study and consideration.

155-45-SA

APPLICANT—Russell and Erwin Division of American Hardware Corporation, owner.

SUBJECT—Russwin Semi-Concealed Door Closer, Model 400, approval of.

APPEARANCES—

For Applicant: Walter C. Jarvis.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (155-45-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 8, 1948

Re: Cal. 155-45-SA

Subject: Russwin Semi-Concealed Door Closer, Model 400, Approval of

The Russell and Erwin Division of the American Hardware Corporation filed on March 16, 1945 and application with the Board of Standards and Appeals for approval of the Russwin Semi-Concealed Door Closer, Model 400, under the requirements of C26-178.0.b and C26-662.0 of the Administrative Building Code and Section 261 of the Labor Law.

Description

The Russwin "400" Semi-Concealed Door Closer is intended for use on all interior and exterior doors. The closing power and checking capacity are designed so as to enable the closer to control with ample safety factors doors within the range for which it is specified.

This door closer is made in five sizes based on size and strength of springs required but only one size of case to take care of the various sizes and weights of doors. There is one size of mortise, always located the same distance from the hinge edge of the door, and closers of all spring capacities are interchangeable in the same mortise. Regardless of the height, width and weight of doors or the degree of opening required, all doors and frame are mortised and templated alike.

This door closer is of the rack and pinion type, the components of the entire closer being so arranged that the major part of the device is concealed within the top rail of the door. Closing power is provided by two steel springs of the compression type and checking is obtained by means of a piston working in a cylinder located at one end of the closer case. The speed of closing of the door is governed by valves available for adjustment at the top of the case, and an additional control is provided through adjustment of the position of the closer arm, this latter means making it possible to bring the door in contact with the stop noiselessly, regardless of the speed at which the door is closed throughout the rest of the swing.

The case is made of cast alloyed iron, having high strength and dense grain structure. The arms are of forged steel and tubular sections. An arm, known as #9, is used when the doors are required to open to 120 degrees. An arm, known as #11, is for use with 180 degree doors. The rack, pinion and piston are of alloy steel ground to close tolerances.

The checking liquid is a mineral. It has a viscosity (Seybolt) of 64 seconds at 100 deg. F.; a power point of minus 58 deg. F.; a flash point of 315 deg. F. The entire internal mechanism of the closer operates immersed in the checking liquid.

The reinforcements for hollow metal doors and doors with steel frames are provided by the door manufacturer during fabrication. Reinforcing plates for wood doors are furnished by applicant. These consist of hard steel plates 15-11/16" long by 5" wide by 5/32" thick. Internally threaded lugs are attached to the inner side of the plate which is used on the front or hinge face of the door. Back plate is provided with countersunk holes. Phillips head screws are provided, the screws passing through the back plate and through the door, threading into the lugs. The hinge stile in the top rail is firmly clamped between the plates and the door is actually strengthened over the entire section of the door in which the mortise for the closer has been provided. These door closers are handed for right hand and left hand.

Inspection and Test

An inspection and test was made of the door at the Russell and Erwin plant at New Britain, Connecticut. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Com-

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mittee on Test. The Russwin "400" semi-concealed door closer was set up in several test installations and also in self-recording and continuous operating installations which had been operating 1,000,000 cycles performing smoothly and there was no evidence of wear or loosening.

Recommendation

On the basis of this inspection and test and the test data submitted by the applicant, the Committee on Test recommends the approval of the Russwin Semi-Concealed Door Closer, Model 400, for use in New York City when installed and operated as herein described provided the device bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #155-45-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

15-46-SM

APPLICANT—Ackerman Concrete Products, Inc., owner.
SUBJECT—Ackerman Insulated Plank, approval of.
APPEARANCES—

For Applicant: Paul Ackerman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (15-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 1, 1948.

Re: Cal. 15-46-SM.

Subject: Ackerman Insulation Plank,
Approval of.

The Ackerman Concrete Products, Inc., of Hillsdale, N. J., filed on January 8, 1946, an application with the Board of Standards and Appeals for approval of the Ackerman Insulated Plank for roof and floor construction under the provisions of C26-347, C26-618, C26-619, C26-625, C26-626 and C26-178.0.b Administrative Building Code.

Description

This is a concrete slab weighing 15 lbs. per square foot and constructed as follows:

The test samples, six in number, were not cast especially for this test, but were selected at random from a batch produced in the regular course of operation for contract purposes and were at least 28 days old. The concrete consists of Portland Cement one part and coarse aggregate five parts. The coarse aggregate consists of cinders 1 to 1¼ parts to Vermiculite 4 parts. The planks are nominally 3" thick by slightly less than 12" wide and are cast with tongue and groove so as to lay up 12" center to center of joints. They are reinforced with steel wire mesh having the cross wire corrugated in such fashion as to bring alternate longitu-

dinal wires in proper position relative to the upper and lower faces of the planks. The reinforcement consists of No. 6 wire longitudinals and No. 10 cross wires made up in 3" x 16" mesh. The planks are cast in steel forms. Samples Nos. 1, 2 and 3 were 6'8" long and were set with a 2" bearing at each support. Samples No. 4, 5 and 6 were 7'4" long and likewise set with a 2" bearing at each support.

Inspection and Test

These planks were inspected and tested by the Committee on Test of the Board at Hillsdale, N. J., September 19, 1946. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, Mr. Rollin C. Bastress of Protexol Laboratory, Fred C. Fowler, Paul Ackerman, representing the applicant. The test was as follows:

Test load consisted of cinder blocks weighing 50 lbs. each, piled on wood planks supported on wood strips laid across the concrete planks at their third points.

7'0" Clearspan Deflection

Slab No.	Load	1	2	3
450		½"		
550		¾"	7/16"	7/16"
650		7/8"	5/8"	5/8"
750		1"	5/8"	11/16"
850	1-3/16"		1"	15/16"
950	1½"		1 1/8"	1-1/16"
1050	1 7/8"		1 3/8"	1 3/8"
1150			1 3/4"	

All failures in this group occurred at one or both load points.

Recommendation

On the basis of this inspection and test and as per application of accepted engineering formula, the Committee on Test recommends the Ackerman Insulation Plank be approved for use in New York City under C26-191.0a as meeting the requirements of C26-626.0.b of the Administrative Building Code for roofs of Class 1 and 2 construction, where the fire protective covering is omitted from the roof trusses, as provided in C26-618.0 under C26-620.0c.1.b as the concrete top slab provided for therein as roof slab only for spaces not over 7 ft. under C26-254.0. As a roof slab for spaces not over 7 ft. whenever Class 3 or 6 constructions are permitted, provided no fire resistive rating is required under the following condition:

A minimum bearing of 1½ inches shall be provided on the steel or masonry support and each plank shall bear on two supports, simple spans. The slabs shall be fastened to the purlins or roof beams with #20 U. S. gauge metal clips.

It is also recommended for approval under Sect. 26-620.0 in Class 2 fire-protected structures as a floor plank not less than 3 inches in thickness and within the recommended load limitations and when used with a 7/8 inch gypsum, cement plaster or vermiculite plaster ceiling on metal lath, provided each bill of lading shall carry a stamp, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #15-46-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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310-46-SA

APPLICANT—Ames Iron Works, owner.

SUBJECT—Amesteam Generator (Oil Fired), approval of.

APPEARANCES—

For Applicant: John J. Scanlon.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (310-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 27, 1948.

Re: Cal. 310-46-SA

Subject: Amesteam Generator, Oil Fired, approval of.

The Ames Iron Works, Oswego, N. Y., filed April 23, 1946 an application with the Board of Standards and Appeals for approval of the Amesteam Generator (Oil Fired), Models LO-A10 to LO-A300 and HO-A10 to HO-A300 under the provisions of C26-170.0b and Article 11, Administrative Building Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

The Amesteam Generator (Oil Fired) is designed for use as an integral part of a heating unit such as a heating boiler, hot water heater or air heater. It is equipped with a complete set of controls and auxiliaries for automatic operation. Model LO is furnished in varying sizes from 10 to 300 H.P. and is arranged for burning from 3 to 89 gallons of light fuel oil (#2 or #3) per hour. Model LO is further sub-divided in so far as Models LO-A10 to LO-A60 have a single burner and Models LO-A70 to LO-A300 have a main burner and a pilot burner, and in Models LO-A100 to LO-A300 there is used a modulating fire control which prevents a too frequent recycling of control.

The electrical equipment, on Model LO, that operates the unit is so interlocked that in the event of flame failure or low water, the unit is automatically shut down, consists of the following:

Minneapolis-Honeywell—Protectorelay and Pressure-trol,

Chas. Warrick—Low Water Cutout and Water Pump Control,

Motor Linestarter—Blower Motor and Feed Pump.

All the above equipment is mounted and wired in a panel box and then to the other electrical equipment which is mounted on the boiler.

The electrical equipment which is mounted on the boiler consists of the following:

Jefferson 10,000 volt transformer,
Minneapolis-Honeywell Pyrostat,
Gen. Controls Solenoid Oil-Valve.

The oil equipment consists of:

Webster or Tuthill Fuel Oil Pump
Hago Oil Nozzle.

The Oil Pump is mounted on the blower housing and is driven through a V belt drive from the blower motor.

Model HO

Model HO is also furnished in sizes ranging from 10 to 300 H.P. and is arranged for burning from 14.5 to 105 gallons of heavy fuel oil (#5 or #6) per hour.

The electrical equipment which is arranged in the same manner as on Model LO consists of the same pieces of equipment and in addition uses the following extra pieces:

1 Minneapolis-Honeywell Pressuretrol L91

1 Minneapolis-Honeywell Relay 48

Additional equipment mounted on boiler:

1 Mercoid Visaflame

1 Gen. Control Heavy Oil By-Pass

Fuel System, complete, consists of the following:

1 Electric Oil Heater, which heats the cold oil so that the oil may be atomized for firing. This Electric Oil Heater automatically "cuts out" when oil temperature reaches a predetermined temperature and is never in operation when steam is in the boiler.

1 Approved fuel oil preheater that heats the oil and acts in the same manner as the electric oil heater except that it utilizes the steam of the boiler to heat the oil,

1 Fulton Temperature Regulator,

1 Thermometer and 1 Relief Valve.

Oil Pumps range from 1 to 1½ H.P. motor and from #3 to #8 Ger. May. Pump.

Operation

The normal operation of Model LO oil burner when started by the control operation is as follows:

Connection is made for the ignition circuit and a spark is produced at the tips of the ignition electrode. The burner motor, blower fan and fuel pump start after twenty seconds; the oil valve opens and forces oil, under pressure through the nozzle. The blower fan forces air for combustion through the burner housing imparting a whirling motion to the air as it enters the combustion chamber where it is mixed with the spray of oil and is ignited by spark from the electrode. Under normal conditions the burner is started and stopped by the steam pressure limit control providing "on" and "off" cycles in response to steam demands. If the water in the boiler drops below operating level, the low water level cut-off will stop the burner. In case of ignition or flame failure the flame safety control will stop the burner. In such cases the burner will not recycle as the flame safety control must be reset for further operation.

Model HO

Ignition spark is established, the burner motor light oil fuel unit and blower fan start and the light oil (or gas) solenoid valve opens. Fuel is drawn from the tank to the light oil pumps and forced through the pressure regulating valve to the pilot nozzle where it is atomized, mixed with air and ignited by electric spark.

Heavy oil is preheated by the Electric Oil Heater which cuts off at a predetermined oil temperature.

Steam generated by the firing is then run through the shell of the oil heater and the heavy oil going through the coils is heated and forced back into the tank; when the circulating oil temperature reaches its predetermined temperature the burner may be stopped and restarted for full automatic operation under control of the protectorelay and other auxiliaries.

When restarted, ignition is established and fuel oil (or gas) is ignited at the pilot as above after 30 seconds the solenoid valve opens and oil is delivered to the main nozzle where it is atomized, mixed with air and ignited by the flame from the pilot nozzle. This also puts the modulating fire control into operation which controls the air and heavy oil supply to the burner. The modulating fire control is controlled by the pressure control which responds to the steam pressure and demand. After approximately 2½ minutes the ignition circuit and the light oil fuel unit will be

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stopped (if the flame is well established). Operation of the burner will continue subject to recycling or shutdown under control of the steam pressure limit control, low water level control and flame safety control.

The boiler shells and heads on Model LO and Model HO are all electrically welded and stress relieved and seams X-rayed for defects.

Inspection and Test

The burner was inspected and tested at 815 Broadway, N. Y. C., February 5, 1948 in the presence of the Committee on Test—Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division, and Messrs. Scanlon and Leonard representing the applicant.

Recommendation

On the basis of this inspection and test, it is recommended that Airsteam Generator Oil Fired Models LO and HO be approved under Sec. C26-191.0a for use in N. Y. C. when installed in accordance with the requirements of the Oil Burner Rules of the Board of Standards and Appeals and with this report and that any boiler installed shall be approved and conform to the requirements of the Administrative Building Code, Art. 11, Sub-Art. 1, and provided that each installation shall have a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 310-46-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

484-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-Fired Boiler, Model 23, approval of.
APPEARANCES—

For Applicant: M. H. Laundon, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (484-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 17, 1948.

Re: Cal. 484-46-SA.

Subject: Bryant Gas Fired Boiler, Model 23,
approval of.

Bryant Heater Company 122 East 42nd St., N. Y. C., filed June 27, 1946 an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Boiler Model 23 under the provisions of Article 11 Sub. article 1 and C26-191.0.a of the Administrative Building Code.

Description

Model 23 is made up in six sizes differing only in B.T.U. input rating:

Boiler #3— 67,500
" #4— 90,000
" #5—112,500
" #6—135,000
" #7—157,500
" #8—180,000

The Model 23 Bryant Boiler is designed to burn gas, and has a battery of cast iron sections used as a heat exchanger. It has cast iron raised and drilled port burners. The cast iron burners are housed within the combustion chamber. The products of combustion and heat pass up through a series of cast iron heat exchanger sections and then piped by a flue connected at the top of the heater to a chimney or flue leading to the outside air. Steam produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same means. The gas supply is controlled and passes through first a pressure regulator and then to a snap valve. This snap valve is controlled by an electric magnetic valve wired in series with a thermostatic safety pilot and under the control of a room thermostat and also the thermostatic pilot circuit. In addition, there is an automatic low water cutoff which will shut off the gas to the burners in the event that the water line in the boiler is insufficient. Also, as a further safety control, there is a pop safety valve set at 15 lbs. pressure, which will release excess pressure if any of the other controls are inoperative.

This model 23 boiler has been approved by the American Gas Association laboratories. The Model 23 boiler also is used for indirect domestic water heating systems as well as for space heating purposes.

The American Gas Association, Inc., approval No. is 4-212-1,301. The jacket is of sheet metal with a $\frac{5}{8}$ " thick corrugated asbestos on top-front and rear and a $\frac{7}{8}$ " thickness on sides.

Inspection and Test

A Model 23 Bryant Gas Fired Boiler was inspected and tested December 10, 1947. Present at the test were Commissioner Charles M. Blum and Chief Engineer L. V. Huber, Committee on Test and Mr. H. M. Laundon, Jr., representing the applicant. The unit operated without a defect.

Recommendation

On the basis of the above data and the inspection and test, the Committee on Test recommends the approval of Bryant Gas Fired Boiler #23 under C26-191.0 for use in N. Y. C. in other than garages or explosive atmospheres when installed in accordance with this report and the requirements of Article 11 Sub-article 1 of the Administrative Building Code provided the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. #484-46-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

485-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-Fired Boiler, Model 25, approval of.

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APPEARANCES—

For Applicant: M. H. Laundon, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (485-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 17, 1948.

Re: Cal. 485-46-SA.

Subject: Bryant Gas Fired Boiler Model 25;
approval of.

Bryant Heater Co., 122 East 42nd Street, N. Y. C., filed June 27, 1946 an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Boiler Model No. 25 under the provisions of Article 11 Subarticle 1 and C26-191.0.a of the Administrative Building Code.

Description

Model 25 is made up in six sizes differing only in BTU. input.

Boiler #3—	67,500
" #4—	90,000
" #5—	112,500
" #6—	135,000
" #7—	157,000
" #8—	180,000

The Model 25 Bryant Boiler is designed to burn gas, and has a battery of cast iron sections used as a heat exchanger. It has cast iron raised and drilled port burners. The cast iron burners are housed within the combustion chamber. The products of combustion and heat pass up through a series of cast iron heat exchanger sections and are then piped by a flue connected at the top of the heater to a chimney or flue leading to the outside air. Steam produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same means. The gas supply is controlled and passes through first a pressure regulator and then to a snap valve. This snap is controlled by an electric magnetic valve wired in series with a thermostatic safety pilot and under the control of a room thermostat and also the thermostatic pilot circuit. In addition, there is an automatic low water cutoff which will shut off the gas to the burners in the event that the water line in the boiler is insufficient. Also, as a further safety control, there is a pop safety valve set at 15 lbs. pressure, which will release excess pressure if any of the other controls are inoperative.

This Model 25 boiler has been approved by the American Gas Association laboratories. The Model 25 boiler also is used for indirect domestic water heating. The jacket is of sheet metal with a $\frac{5}{8}$ " thick corrugated asbestos on top-front and rear and $\frac{7}{8}$ " thickness on the sides. All the controls are enclosed in the jacket.

Inspection and Test

A Model 25 Bryant Gas Fired Boiler was inspected and tested December 10, 1947. Present at the test were Comm. C. M. Blum and Chief Engr. L. V. Huber Committee on Test and Mr. M. H. Laundon, Jr., representing the applicant. The unit operated without a defect.

Recommendation

On the basis of the above data and the inspection and test, the Committee on Test recommends the approval

of Bryant Gas Fired Boiler, Model 25, under C26-191.0 for use in N. Y. C. in other than garages or explosive atmospheres when installed in accordance with this report and the requirements of Article 11 Subarticle 1 of the Administrative Building Code provided the appliance bear a label permanently affixed reading Approved by the Board of Standard and Appeals for use in N. Y. C. under Cal. 485-46-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

486-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-Fired Water Boiler, Model W-26,
approval of.

APPEARANCES—

For Applicant: M. H. Laundon, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (486-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 13, 1948.

Re: Cal. 486-46-SA.

Subject: Bryant Gas Fired Water Boiler,
Model W-26, Approval of.

Bryant Heater Co., 122 East 42nd Street, New York City, filed June 27, 1946, an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Water Boiler, Model W-26 under the provisions of Article 11, Subarticle 1 and C26-191.0a of the Administrative Building Code.

Description

Model W-26 is made up in ten sizes differing only in B.T.U. input.

Boiler #3—	67,500
" #4—	90,000
" #5—	112,500
" #6—	135,000
" #7—	157,500
" #8—	180,000
" #10—	225,000
" #12—	270,000
" #14—	315,000
" #16—	360,000

Model 26W Bryant Boiler is designed to burn gas and has a battery of cast iron sections used as a heat exchanger. It has cast iron raised and drilled port burners. The cast iron burners are housed within the combustion chamber. The products of combustion and heat pass up through a series of cast iron heat exchanger sections and are then piped by a flue connected at the top of the heater to a chimney or flue leading to the outside air. Heated water produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same

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means. The gas supply is controlled and passes through first a pressure regulator and then to a snap valve. This snap valve is controlled by an electric magnetic valve wired in series with a thermostatic safety pilot and under the control of a room thermostat and also the thermostatic pilot circuit. In addition, there is a gas actuated high limit control, which regulates the boiler water temperature independently of the room thermostat and also acts as a safety control.

This boiler is also used for direct domestic water heating systems as well as space heating.

When used for water heating the following controls are included:

Minneapolis-Honeywell Aquastat
Temperature Pressure Gage
Temperature Limit Control

The jacket is of sheet metal, insulated, and all controls are within the jacket.

Inspection and Test

A Model 26 was inspected and tested December 10, 1947 at 388 Eighth Ave., N. Y. C. Present at the test were Comm. C. M. Blum and Chief Engr. L. V. Huber, Committee on Tests and Mr. M. H. Laundon, Jr., representing the applicant. The unit operated without a defect. The unit has been approved by the American Gas Association Cert. #4-(527,2,—2.2 & 3.2).001 dated Jan. 2, 1947.

Recommendation

On the basis of the above data and the inspection and test, the Committee on Test recommends the approval of Bryant Gas Fired Water Boiler Model W-26 for use in N. Y. C. in other than garages or explosive atmospheres when installed in accordance with this report and the requirements of Article 11, Subarticle 1 of the Administrative Bldg. Code provided each boiler bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 486-46-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

487-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-Fired Steam Boiler, Model 26-S, Approval of.

APPEARANCES—

For Applicant: M. H. Laundon, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (487-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 12, 1948.

Re: Cal. 487-46-SA.

Subject: Bryant Gas Fired Steam Boiler,
Model 26-S, Approval of.

The Bryant Heater Company, 122 East 42nd Street, New York City, filed an application, June 27, 1946, with the Board of Standards and Appeals for approval of the Bryant Gas Fired Steam Boiler, Model 26-S under the provisions of Article 11, Subarticle 1 and C26-178.0.b of the Administrative Building Code.

Description

Model 26-S is made up in ten sizes differing only in BTU input ranging from 67,500 to 360,000.

The Model 26-S Bryant Boiler is designed to burn gas, and has a battery of cast iron sections used as a heat exchanger. It has cast iron raised and drilled port burners. The cast iron burners are housed within the combustion chamber. The products of combustion and heat pass up through a series of cast iron heat exchanger sections and then piped by a flue connected at the top of the heater to a chimney or flue leading to the outside air. Steam produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same means. The gas supply is controlled and passes through first a pressure regulator and then to a snap valve. This snap valve is controlled by an electric magnetic valve wired in series with a thermostatic safety pilot and under the control of a room thermostat and also the thermostatic pilot circuit. In addition, there is an automatic low water cutoff which will shut off the gas to the burners in the event that the water line in the boiler is insufficient. Also, as a further safety control, there is a pop safety valve set at 15 lbs. pressure, which will release excess pressure if any of the other controls are inoperative.

Model 26-S is also equipped with a Minneapolis-Honeywell Pressuretrol and Vaporstat.

The jacket is of sheet metal with $\frac{5}{8}$ " thick corrugated asbestos on top, front and rear and $\frac{7}{8}$ " in thickness on the sides. All controls are enclosed in the jacket.

Model 26-S has been approved by the American Gas Assoc. #4(527.2-2.2 & 3.2)0.01.

Inspection and Test

A Model 26-S was inspected and tested December 10, 1947. Present at the test were Commissioner C. M. Blum and Chief Engineer L. V. Huber, of Committee on Test, and Mr. M. H. Laundon, Jr., representing the applicant. The unit operated without a defect.

Recommendations

On the basis of the above data and the inspection and test the Committee on Test recommends the approval of the Bryant Gas Fired Steam Boiler, Model 26-S under C26-191.0 for use in New York City in other than garages or explosive atmospheres when installed in accordance with this report and the requirements of Article II, Subarticle 1, of the Administrative Building Code, provided the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 487-46-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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829-46-SM

APPLICANT—Lawler Automatic Controls, for Burn-Rite Products Co., owner.

SUBJECT—Burn-Rite Anti-Syphon Valve (reopened January 13, 1948 re amendment of resolution approving the $\frac{1}{2}$ inch valve to include the approval of the $\frac{3}{4}$ to $1\frac{1}{2}$ inch size—all for 5 and 10 ft. heads).

APPEARANCES—

For Applicant: Raymond C. Smith.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (829-46-SM)

WHEREAS, Burn-Rite Products Co., owner, filed on October 30, 1946, an application with the Board of Standards and Appeals for approval of the material known as Burn-Rite Anti-Syphon Valve, Model No. 5; and

WHEREAS, this material was approved by the Board on April 22, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 13, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 21, 1948.

Re: Cal. 829-46-SM.

Subject: Burn-Rite Auto-Syphon Valve—
Amendment to the resolution approving the $\frac{1}{2}$ inch valve to include the approval of the $\frac{3}{4}$ to $1\frac{1}{2}$ inch size—all for 5 and 10 ft. heads.

Report of Committee on Test

Under date of April 22, 1947, the Board approved the Burn-Rite $\frac{1}{2}$ inch anti-syphon valve for use with fuel oil not heavier than #5 and for a hydrostatic head of not more than 5 feet.

Request was made by the applicant for an amendment of the resolution to permit the use of a $\frac{3}{4}$ inch to $1\frac{1}{2}$ inch valve for a head of 5 and 10 feet and for the use of the $\frac{1}{2}$ inch valve for a head of 10 ft.

The application was reopened by vote of the Board January 13, 1948.

Description

These valves except as to size are constructed similar to the $\frac{1}{2}$ inch valve approved by the Board on April 22, 1947, except as follows:

The valves are of similar construction of 85-5-5-5 commercial bronze casting open at top to facilitate assembly of the valve; the flange around the opening at the top has six holes drilled and tapped to receive screws to secure the cover to the valve body inlet and outlet openings tapped to receive $\frac{3}{4}$ ", 1", $1\frac{1}{4}$ " and $1\frac{1}{2}$ " pipe. The diaphragm in the $\frac{3}{4}$ ", 1", $1\frac{1}{4}$ " and $1\frac{1}{2}$ " valves has been placed closer to the top than in the $\frac{1}{2}$ " valve.

Inspection and Test

These valves were inspected and subjected to hydrostatic test (with mercury) at the plant of the applicant at 453 No. McQueston Parkway on February 18, 1948. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Raymond C. Smith and J. Raymond Lawler representing the applicant. These valves were tested through their entire range with different pres-

sures and tensions in spring and diaphragm and found to work as designed without leaks.

The valves have been approved by the Underwriters Laboratories.

Recommendation

On the basis of this inspection and test the Committee on Test recommends the resolution of April 22, 1947, be amended to approve the $\frac{1}{2}$ ", $\frac{3}{4}$ " to $1\frac{1}{2}$ " Burn-Rite Anti-Syphon valve for 5 ft and 10 ft. hydrostatic heads when constructed and installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 22, 1947, in accordance with the above report.

138-47-SM

APPLICANT—Thomas A. Kennedy, for J. A. Zurn Mfg. Co., owner.

SUBJECT—Zurn Adjustable Wall Closet Fitting—
approval of.

APPEARANCES—

For Applicant: Thomas A. Kennedy.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (138-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 25, 1948.

Cal. 138-47-SM.

Subject: Zurn Adjustable Wall Closet Fitting,
Approval of.

The J. A. Zurn Manufacturing Company of Erie, Pennsylvania, filed an application with the Board of Standards and Appeals for approval of the Zurn Adjustable Wall Closet Fitting (Zurn Bennett Fitting) under the provisions of C26-178.0.b and C26-1240.0, Administrative Building Code.

Description

The Zurn Adjustable Wall Closet Fitting is designed to support wall hung closets and make connection with the soil lines. It is of extra heavy cast iron construction for use in permanent type construction such as school, hospital, industrial buildings, etc., where it is essential to support the fixture independent of the wall to prevent damage to the wall. The basic fitting has integral vent hub and has ends for either drainage screw thread or hub and spigot connections. The face of this fitting includes an elongated opening which faces the closet fixture and which allows for vertical adjustment in the mounting of the fixture to compensate for pitch requirements. There is a gasket recess which prevents the gasket from slipping out of place during the installation process. Two slots for T bolts are cast integral to accomplish the securing of the gasket plate.

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A carrier of heavy cast iron is provided for either blowout or siphon jet fixtures with four holes for securing to basic fitting and with stud and T bolt tapping for the fixture studs. The outlet tapping is threaded for 4 inch pipe. This face plate has a vertical adjustment of 4 in. with respect to the basic fitting due to the vertical elongated slot in the basic fitting. The adjustable sleeve is 4 in. pipe size and has a horizontal roughing adjustment of approximately $1\frac{1}{4}$ in. The sleeve is finally secured and sealed by means of packing and lock nut. The gasket to seal the carrier plate against the fitting is a special integral cast lead compound of hexagonal cross section.

Inspection and Test

These fittings were inspected and tested at the Standard Oil Development Laboratory and Office Building at Linden, New Jersey, Fuller Construction Company, General Construction and August Arall and Son Plumbing Construction Company. Present at this test were Commissioner Charles M. Blum, Edwin W. Kleinert and Chief Engineer Leslie V. Huber of the Committee on Test; Herman B. Ferguson, Chief Inspector, Plumbing Division, Department of Housing and Buildings, and Thomas A. Kennedy, representing the applicant. At this inspection and test it was decided that an inspection and test should be made at the factory of applicant at Erie, Pennsylvania and inspection and test was made. A further test was made at the New York City Meter Testing Station of the Department of Water Supply, Gas and Electricity. The report follows:

A standard Zurn Closet Fitting was mounted and strapped to a heavy steel base with soil and closet connections plugged and with vent bushed to accommodate $\frac{3}{4}$ " pipe extending vertically approximately 19 ft. This set-up was made by Meter Testing personnel under James Smith and inspected by Thomas A. Kennedy, applicant for the Zurn Company.

Closet Studs were inserted into the face plates and extended horizontally with a 200# weight concentrated 44 in. from the face plate (52" from center line of soil pipe header connections) to simulate a fixture installation under extreme conditions of overhang.

Test procedure—The 200# weight was applied constantly during the period 12/10/47 through 2/4/48 with daily intermittent inspection by Meter Testing personnel under James Smith.

Vibration and special strains were applied intermittently to the horizontal truss structure to further simulate extreme conditions. The $\frac{3}{4}$ " vent pipe was filled with water to a static head of 19 ft. (8# sq. in.) during the entire test period of 8 weeks to produce a constant pressure against the plumbing drainage portions of the structure, particularly the seal formed by the lead gasket, between the face plate and the face of the main fitting, while under load.

Test results—The fitting and structure withstood the above limiting tests without failure in any element of the device, the lead gasket showing no signs of compression or flow of the lead which might eventually be the cause of leakage.

The following were present at the test—James Smith, and Ormonde Burke of the Department of Water Supply, Gas and Electricity, Commissioners Charles M. Blum and Edwin W. Kleinert of the Board of Standards and Appeals; Thomas A. Kennedy of J. A. Zurn Company.

Recommendation

On the basis of these inspections and tests and the data filed by the applicant, the Committee on Test recommends the approval of the Zurn Adjustable W-11 Closet Fitting for use in New York City when installed as herein described and in accordance with the requirements of C26-1240.0 Administrative Building Code, and

that each face plate shall have a foot bearing on and directly secured to the floor to give positive restraint against further movement vertically downward after final adjustment for height, provided each installation have a label or tag attached located so as to be readily seen by the inspector reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 138-47-SM." This approval does not include the spud connection to the watercloset bowl which must meet New York City code requirements.

(Sgd.) CHARLES M. BLUM,
Commissioner.

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

347-47-SM

APPLICANT—Lorimer Paint Works, owner.

SUBJECT—EZ Working Aluminum Sash Putty, approval of.

APPEARANCES—

For Applicant: Benjamin Friedman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (347-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 25, 1948.

Re: Cal. 347-47-SM.

Subject: EZ Working Aluminum Sash Putty, approval of.

The Lorimer Paint Works of Brooklyn, N. Y., filed on April 16, 1947, an application with the Board of Standards and Appeals for approval of the Lorimer Paint Works EZ Working Aluminum Sash Putty, under the provisions of C26-178.0.b, Administrative Building Code.

Description

This material is a knife grade easy working putty designed for use in aluminum sash and casements interior and exterior consisting of a uniform mixture of pigment ground to a fine texture free from all lumps and containing approximately $\frac{1}{2}$ of 1% powdered aluminum. It is designed to retain its form until setting takes place and upon setting to form a firm sealer between sash and glass without peeling or cracking.

Inspection and Test

This material was inspected and tested at the plant of the applicant February 27, 1948. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Benjamin Friedman representing the applicant. The material conformed to the specifications submitted and examination of building on which the material had been used indicated that it complied with the requirements as set forth.

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Recommendation

On the basis of this inspection and test the Committee on Test recommends the approval of Lorimer Paint Works EZ Working Aluminum Sash Putty for use in New York City under Cal. C26-191.0, provided each can or container of the material bears a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 347-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

636-47-SM

APPLICANT—Chicago Metal Hose Corp., owner.
SUBJECT—RW-68 and RW-67-T Flexible Bronze Gas Range Connectors, approval of.

APPEARANCES—

For Applicant: H. V. Tastrom.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (636-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 15, 1948.

Re: Cal. 636-47-SM.

Subject: RW 67-T and 68-T Flexible Bronze Gas Range Connectors, Approval of.

The Chicago Metal Hose Corp., of Maywood, Ill., filed on June 25, 1947 an application with the Board of Standards and Appeals for approval of Flexible Bronze Gas Range Connectors, Models RW 67 and RW 67-T.

Description

The RW 68 Connector comprises a flexible, corrugated, all-metal, bronze hose of $\frac{1}{2}$ " inside diameter, with $\frac{7}{8}$ "-14 SAE thread swivel female and fittings of cadmium plated steel permanently die-pressed onto the hose, into which are threaded any of various standard types of male or female, straight or elbow adapters to provide $\frac{3}{4}$ " N.P.T. end fitting. The adapter provides a metal-to-metal seal against the hose end in the same manner as a flared SAE copper tube fitting.

A high-grade, zinc-free, phosphor bronze, composed of approximately 98% copper and 2% tin, is used in the manufacture of the RW-68 Connector. A special corrugation spacing is used and the hose is fully annealed to provide maximum flexibility required in the application and to prevent excessive work-hardening when bent. Standard lengths vary between 18" and 60" in increments of 6".

RW-67-T is similar in size and construction to RW-68, but a portion of the connector is not corrugated.

Inspection and Test

The device was inspected and tested at 52 Ann Street, New York City, and found to be gas tight and to oper-

ate as designed. Present at the test were Commissioner Charles M. Blum and Engineer J. Darts. The device has been approved by the American Gas Association RW 68 Certificates #1-3-1.011 and RD 67-T Certificate #1-3.011.

Recommendation

On the basis of the data filed by the applicant and the inspection and test, the Committee on Test recommends the approval of the Chicago Metal Hose Co. RW 68 and RW 67-T Flexible Bronze Gas Range Connectors for use in New York City when manufactured and installed in accordance with the report and with the requirements of Art. 13 of the Administrative Building Code, provided the device bears a label or stamp, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #636-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

969-47-SA

APPLICANT—Chrysler Corporation (Airtemp Division), owner.

SUBJECT—Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6 and EO-8; Stokal Stoker Oil Fired Vaporizing Furnace, Models 801 and 803 and Viking Manufacturing Co. Oil Fired Vaporizing Furnace, Models OF-5 and OF-10, approval of.

APPEARANCES—

For Applicant: F. D. Halama.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (969-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 8, 1948.

Re: Cal. 969-47-SA.

Subject: Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6, EO-8, and to permit marketing under names Stokal Stoker 801 and 803 and Viking Manufacturing Company's OF-5 and OF-10, approval of.

The Airtemp Division of the Chrysler Corporation filed November 5, 1947, an application with the Board of Standards and Appeals for approval of the Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6 and EO-8, and as Stokal Stoker 801 and 803 and as Viking Manufacturing Company's OF-5 and OF-10 under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These models are natural and mechanical draft vaporizing type oil burners mounted in a special airtemp warm air furnace. Oil is supplied to the burner from a

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gravity feed tank through a Detroit Lubricator constant level valve, this valve is an integral part of the oil burning unit. Ignition is effected by match or taper. The basic differences between the EO-6 and the EO-8 is the BTU output which is 50,000 BTU's per hour for the EO-6 and 56,000 BTU's per hour for the EO-8 and in the EO-8 there is a blower, driven by a V-Belt off a small motor, which circulates the warm air through the house whereas in the EO-8 the air is circulated by the simple action of the warm air rising. The jacket of the furnace is of #20 gauge steel. The furnace shell is of #16 gauge steel and the furnace is insulated with 1/8" asbestos mill board.

Inspection and Test

A model EO-6 was inspected and tested February 8, 1948. Present at the test were Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division, Committee on Test and Messrs. Halama and Roche representing the applicant. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to operate properly as designed with no flare backs or unusual carbon deposits. With a stack temperature of 450 deg. F. the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of the inspection and test and the data filed with this application, the Committee on Test recommends the approval of the Chrysler Air Temp Oil Fired Vaporizing Furnace, Models EO-6 and EO-8, and further recommends that permission be granted to market them under the trade names: Stokal Stoker 801 and 803 and Viking Manufacturing Company OF-5 and OF-10 for domestic installation with fuel oil not heavier than #2 U. S. Department of Commerce standards when installed in accordance with this report and the Oil Burner Rules of the Board, provided the burners have a label permanently affixed reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 969-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1079-47-SA

APPLICANT—Besler Corporation, owner.

SUBJECT—Besler Steam Generator, Models 25, 55, 85 and 100, H.P., Oil Fired, approval of.

APPEARANCES—

For Applicant: G. D. Besler.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (1079-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 8, 1948

Re: Cal. 1079-47-SA.

Subject: Besler Steam Generator; approval of.

The Besler Corporation of Emeryville, California, filed December 15, 1947 an application with the Board of Standards and Appeals for the approval of the Besler Steam Generator, Models 25, 55, 85 and 100 H.P., Oil Fired, under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board.

Description

The Besler Steam Generators are of the forced circulation type, manufactured in sizes from 25 to 100 H.P. and are primarily intended for industrial use where process steam is required. The heating coil is a combination of a helical section, giving a water wall to the combustion space and flat wound spiral coils for convection surfaces, all operating as a single unit. These steam generators are designed and built in accordance with the requirements of A.S.M.E. Steam Boiler Code including all the required accessories and safety devices. All coils have been hydrostatically tested at the shop to 1000 p.s.i. All electrical equipment, pressure switch valves, fuel pump and gauges are of the approved types.

The cycle of operation of the Besler Steam Generator is as follows: Feed water is taken from a supply tank and is admitted to a feed water tank through a suction strainer, relief valve and bleed valve. On the discharge side of the pumps a feed water metering valve is actuated by the automatic control system and meters the flow of water to the boiler. A feed water by pass valve, which is essentially a differential relief valve, is connected across the metering valve and discharges excess water back to the supply tank heat exchanger which is in the feed water circuit just ahead of the boiler. The water is then let into the coils of the boiler through a check valve and an inlet valve. The water passing through the various coils in the boiler, in counter flow to the gases, emerges as steam through a tube temperature thermostat which operates an oil valve which cuts off the fuel to the burner nozzles in the event of water failure or overheating. The steam is then taken off at the top of the separator which terminates in a header on which is mounted a safety valve, steam outlet valve steam pressure gauge and a pressure regulator.

The feed water and recirculating pump and air compressor for air atomizing are all driven through V belts by an electric motor. The burner is of the conventional pressure atomizing type.

When steam demand is increased or reduced the main combustion control responds and supplies the proper quantity of air and fuel to the boiler section automatically.

Inspection and Test

A model 55 was inspected and tested at 232 Hudson Ave., Brooklyn, N. Y., January 19, 1948. Present at the inspection were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Mr. G. D. Besler and Mr. W. G. Adams, representing the applicant. This installation was equipped with an electric fire eye type flame failure device of an approved type which cut off the fire in four seconds and required a manual reset, as proven by repeated tests. The automatic spark ignition was practically instantaneous with no starting puffs under any condition and the burner was shut off by the thermostat as soon as the water circulated through the coil became insufficient during test when the feedwater valve had been manually closed.

Recommendation

On the basis of the foregoing data and tests, the Committee on Test recommends the approval of the Besler Steam Generator, Models 25, 55, 85 and 100 H.P., Oil Fired, for use with fuel oil not heavier than No.

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when installed as required under Article 11 of the Administrative Building Code and the Oil Burner Rules of the Board and provided that the manufacture of the boiler and all its appurtenances comply with the requirements of the A.S.M.E. Boiler Code for High Pressure Steam Boilers.

The Committee on Test further recommends that each installation bear a label or plate of non-corrodible metal, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 1079-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

78-48-SA

APPLICANT—Chrysler Corporation, Airtemp Division, owner.

SUBJECT—Chrysler Airtemp Oil Fired Winter Air Conditioners, Models O-70, O-7, O-10, O-13 and O-16; Stokal Stoker Oil Fired Winter Air Conditioners, Model OF-15, OF-20, OF-25, OF-30 and OF-35 and Viking Manufacturing Co. Oil Fired Winter Air Conditioners, Model 601, 603, 604, 605 and 606, approval of.

APPEARANCES—

For Applicant: F. D. Halama.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (78-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 15, 1948.

Re: Cal. 78-48-SA.

Subject: Chrysler Air-Temp. Oil Fired Winter Air Conditioner Model Nos. O-70; O-7; O-10; O-13; O-16 and to permit marketing under name Stokal Stoker Model Nos. OF-15; OF-20; OF-25; OF-30; OF-35 and Viking Mfg. Co. Model Nos. 601; 603; 604; 605 and 606 approval of.

Airtemp Division, Chrysler Corp. filed November 5, 1947 an application with the Board of Standards and Appeals for approval of Chrysler Air Temp. Oil Fired Winter Air Conditioner Model Nos. O-70; O-7; O-10; O-13; O-16 and as Stokal Stoker Model Nos. OF-15; OF-20; OF-25; OF-30 and OF-35 and as Viking Mfg. Co. Model Nos. 601-603, 604-605 and 606 under provisions of C-19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

Models O-70, O-7, O-10, O-13 and O-16 are all packaged models differing only in the BTU output, the output ranging from 70,000 to 160,000 BTU per hour. These units consist of a jacketed boiler, Humidifier, oil burner and controls.

The Boiler is of heavy gauge sheet steel construction insulated with sheet asbestos board. The Humidifier is of the vitreous enamel pan type with a float control which automatically regulates the flow of water to the humidifying pan.

The burner is of the atomizing gun type domestic and commercial burner for use with fuel oil not heavier than #3 U. S. Dept. of Commerce standard and consists of Sirocco type Fan, Sunstrand Pump, Delco 1725 R.P.M. ½ H.P. motor and Webster 10,000 Volt Transformer. If used for steam the controls consists of thermostat, pressure limit switch and low water cut off. All controls are located just inside the cabinet.

Inspection and Test

A model O-10 was inspected and tested at 4464 Hyland Blvd., Staten Island, New York, on February 8, 1948. Present at the test were Chief Engr. L. V. Huber and Mr. J. A. Darts, Engineering Division Committee on Test and Messrs. Halama and Roche representing the applicant. The burner, as assembled was tested for defects and proper functioning throughout its operating range and was found to operate properly as designed with no flarebacks or unusual carbon deposits. With oil shut off the controls functioned in 92 seconds. With a stack temperature of 475° F. the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of this inspection and test and the data filed with this application the Committee on Test recommends the approval of Chrysler Air Temp. Oil Fired Winter Air Conditioner Models O-70, O-7, O-10, O-13 and O-16 and further recommends that permission be granted to market these devices under the trade names of Stokal Stoker Model Nos. OF-15; OF-20; OF-25; OF-30 and OF-35 and Viking Mfg. Co. Model Nos. 601; 603; 604; 605 and 606 for use in domestic and commercial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board provided the burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 78-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

79-48-SA

APPLICANT—Chrysler Corporation (Airtemp Division) owner.

SUBJECT—Chrysler Airtemp Automatic Oil Fired Steel Boilers, Models BLF-110, BLF-165 and BLF-220, approval of.

APPEARANCES—

For Applicant: F. D. Halama.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (79-48-SA)

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

March 3, 1948.

Re: Cal. 79-48-SA.

Subject: Chrysler Airtemp Automatic Oil Fired Boilers, Models BLF-110, BLF-165 and BLF 220; approval of.

Airtemp Division, Chrysler Corp., filed January 29, 1948 an application with the Board of Standards and Appeals for approval of Chrysler Airtemp Automatic Oil Fired Boilers, Models BLF-110, BLF-165 and BLF-220 under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

Models BLF-110, BLF-165 and BLF-220 are all packaged models differing only in BTU output, the output ranging from 110,000 to 220,000 BTU per hour, and the capacity ranging from 1.35 to 2.0 gallons per hour. These units consist of a jacketed boiler, and an oil burner and controls.

The boiler is of electrically welded steel construction, insulated by means of rock wool. The jacket is made of heavy gauge steel. The oil burner is of the pressure atomizing gun type domestic burner for use with fuel oil not heavier than #3 U. S. Dept. of Commerce Standard and consists of a Sirocco type fan, an approved fuel unit consisting of pump, strainer and regulating valve and a Webster or equal transformer. In the event the boiler is used for steam the controls consist of a low voltage room thermostat, pressure limit switch and low water cut-off. In a hot water system the controls are low voltage room thermostat and water temperature limit switch. All controls are located just inside rear of the cabinet.

Inspection and Test

A model BLF-165 was inspected and tested at 261 Beman Ave., Staten Island, N. Y., on February 8, 1948. Present at the test were Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division, Committee on Test, and Messrs. Halama and Roche representing the applicant. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to operate properly as designed with no flarebacks or unusual carbon deposits; with oil shut-off the controls functioned in 92 seconds; with a stack temperature of 400 deg. F. the CO₂ content of the flue gases was 10%.

Recommendations

On the basis of this inspection and test and the data filed with this application, the committee on test recommends the approval of Chrysler Airtemp Oil Fired Boilers, Models BLF-110, BLF-165 and BLF-200 for domestic and commercial installation with fuel oil not heavier than #3 U. S. Dept. of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board, providing the boiler bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 79-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

107-48-SA

APPLICANT—Chrysler Corporation (Airtemp Division) owner.

SUBJECT—Chrysler Airtemp Oil Burners, Models B-6, C-6, B-10, C-10 and A-8; Stokal Stoker Oil Burners, Models S-20, JF-5, JF-10 and S-15; Stokal Stoker Oil Burners, Models S-20, JF-5, JF-10 and S-15 and Viking Manufacturing Co. Oil Burners Models 706, 702, 703 and 701, approval of.

APPEARANCES—

For Applicant: F. D. Halama.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee

Negative

Absent: Commissioner Kleinert

THE RESOLUTION (107-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 15, 1948

Re: Cal. 107-48-SA.

Subject: Chrysler Airtemp Oil Burners, Models B-6, C-6, B-10 and A-8, and to permit marketing under the names Stokal Stoker Models S-20, JF-5, JF-10, S-15 and Viking Manufacturing Company Models 706, 702, 103 and 701, Approval of.

The Airtemp Division of the Chrysler Corporation filed November 5, 1947, an application with the Board of Standards and Appeals for approval of the Chrysler Airtemp Oil Burner, Model Nos. B-6, C-6, B-10, C-10 and A-8, and as Stokal Stoker, Model Nos. S-20, JF-5, JF-10, S-15 and as Viking Manufacturing Company Models 706, 702, 703 and 701, under provisions of C19-57.0 Administrative Code and the Oil Burner Rule of the Board of Standards and Appeals.

Description

These models are of the atomizing gun type domestic or commercial burner for use with fuel oil not heavier than #3 U. S. Department of Commerce standard. The models are all similar, using same type control and differ only in their capacity. All these burners are suitable for installation in hot water, steam or warm air furnaces. The comparable models of Chrysler, Stokal and Viking are as follows:

Chrysler	Stokal Stoker	Viking Mfg. Co.
B-6	S-20	706
C-6	—	—
B-10	JF-5	702
C-10	JF-10	703
A-8	S-15	701

These burners are of a one piece casting. By including the electrical outlet box in this casting the flexible conduit and wire fittings for connecting motor to transformer are eliminated. The burner consists of a Sirocco type fan, Delco 1/12 H.P. 1725 R.P.M. motor Sunstrand Pump and Webster 10,000 Volt Transformer. If these burners are used for steam installation a pressure limit switch, thermostat and low water cut-off is used. If used for hot water heating an immersion or surface type limit switch set at 160 deg. to 180 deg. is used for warm air, a warm air switch is used.

Inspection and Test

A Model A-8 was inspected and tested at 4464 Highland Boulevard, Staten Island, New York, on February 8, 1948. Present at the test were Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division.

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Committee on Test and Messrs. Halama and Roche representing the applicant. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to operate properly as designed with no flare backs or unusual carbon deposits. With oil shut off the controls functioned in 92 seconds. With a stack temperature of 475 deg. F. the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the Chrysler Airtemp Oil Burners, Models B-6, C-6, B-10, C-10 and A-8 and further recommends that permission be granted to market these devices under the trade names of Stokal Stoker Models S-20, JF-5, JF-10 and S-15 and Viking Manufacturing Company's Models 706, 702, 703 and 701 for use in domestic and commercial installations with fuel oil not heavier than #3 U. S. Department of Commerce standards when installed in accordance with this report and the Oil Burner Rules of the Board provided the burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 107-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 2:50 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 13, 1948, 2 P. M.

Present: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

588-37-A

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner re packaging, storage, sale and transportation of Anti-Freeze known as "Esso" in 1 quart and 1 gallon, non-refillable cans in New York City.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (588-37-A)

WHEREAS, Stanco Distributors, Inc., for Stanco, Inc., owner, filed on December 13, 1937, an appeal from a decision of the fire commissioner, relating to the sale and stor-

age of "Ford" anti-freeze and "Tri-Rad" anti-freeze in one-quart and one-gallon sealed cans which are not in compliance with section 131-3 of the Code of Ordinance; and

WHEREAS, this appeal was granted by the Board on January 4, 1938, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 4, 1938, so that the applicant's name shall appear as Esso Standard Oil Company for Stanco Distributors, Inc. for Stanco, Inc., former owner, and as to the approval of the marking of the material under the name of Tri-Rad Anti-Freeze, so that as *amended* this portion of the resolution shall read:

" . . . that these products may be marketed in cans bearing the names of the manufacturer or agent with the respective brand or trade names as follows: 'Ford Anti-Freeze' and 'Esso Anti-Freeze' (formerly Tri-Rad Anti-Freeze)."

695-44-A

APPLICANT—Uddeholm Company of America, Inc., lessee, for Gair Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner; previously granted on condition for a temporary term, of one year.

PREMISES AFFECTED—98 Front street, south side, 51 ft. 1 in. west of Adams street (Block 51, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold Olson.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (695-44-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 98 Front street, south side, 51 ft. 1 in. west of Adams street (Block 51, Lot 17), Borough of Brooklyn, was granted by the Board, on January 23, 1945, on certain conditions; and

WHEREAS, the term of the variance was extended, and the resolution was amended on April 2, 1946; and

WHEREAS, the term of variance was further extended on April 8, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 23, 1945, as *amended* as to the number of cylinder on April 2, 1946, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

" . . . that this variance shall be for five years from the date of this *amended* resolution."

146-48-A

APPLICANT—Seelig & Finkelstein, for Charles Axelrod, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5525-5575 Riverdale avenue and 580 West 256th street, southwest corner (Block 3425, Lots 430 and 460), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Netherland avenue).

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APPEARANCES—

For Applicant: Harry Finkelstein and Bernard M. Axelrod.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (146-48-A)

WHEREAS, Seelig & Finkelstein for Charles Axelrod, owner, filed February 17, 1948 an application pursuant to section 35 of the General City Law for permission to erect buildings using a portion of the lots in the bed of a mapped street as a basis for calculation of the area of coverage permitted by the zoning resolution, affecting premises 580 West 256th street, south side, between Arlington avenue and Netherland avenue and 5525-5575 Riverdale avenue, southwest corner of West 256th street (Block 3425, Lots 430 and 460), Borough of The Bronx; and

WHEREAS, the decisions of the borough superintendent, dated January 22, 1948 on N.B. Applications 781 and 782-47 read:

"A-1. As Netherland Ave. is a mapped street, same may not be considered in the area of the lot for the purpose of complying with Article IV, Sec. 16D and Sec. 16e of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 430 ft. 11 in. on Riverdale avenue, 382.16 ft. on Arlington avenue and 517 ft. on West 256th street including the bed of Netherland avenue as shown on the city map, upon which it is proposed to erect two 6 story multiple dwellings, 65 ft. in height, of Class 3 construction, as indicated on plans filed with this application marked "Received April 8, 1948"; that the buildings will be occupied as Class A multiple dwellings and a portion of the cellar story will be used for garage space, which portion will be sprinklered; and

WHEREAS, the premises are located in a residence use, F area, Class 1 height district; and

WHEREAS, the applicant contends that the plot includes the land shown on the city map as Netherland avenue; that it is proposed to erect two 6 story multiple dwellings on the plot and although no part of the buildings will be in the bed of the mapped street; that it is proposed to use the area of the mapped street in calculating the permitted area of the building; that the building will occupy 25% of the total area of the plot plus the added 5% allowed for the corner coverage of 6,000 sq. ft.; and

WHEREAS, in acting under Cal. Nos. 284 and 285-39-A the Board granted applications pursuant to section 35 of the General City Law to permit the area within the bed of Netherland and Arlington avenues to be included within the area of the plot for the purpose of computing the coverage on condition that the yards and courts comply with the requirements of the F residence district so that in the event the streets are later acquired the courts and yards will comply with F residence zone requirements and that the mapped streets be unbuilt upon and maintained as private streets in conjunction with the proposed buildings and shall be landscaped along the private roadway and marked at West 254th street by ornamental gate posts.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 781 and 782-47, objection A-1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the area in the bed of a mapped street (Netherland avenue) to be included in the area of the plot to be computed as to coverage, *on condition* that the area shall not be increased beyond that shown on plans filed with this appeal, marked

"Received April 8, 1948" (5 sheets); that the yards and courts shall comply with the requirements for an F area, residence district, so that in the event the street is later acquired by the City of New York, such courts and yards shall comply with the F, residence district zoning requirements; that the mapped street (Netherland avenue) shall be unbuilt upon and maintained solely as a private street in conjunction with the proposed buildings and the service road from such private street through to Riverdale avenue toward Arlington avenue shall be maintained as shown on such plans for a width of not less than 18 feet through to the turn-around circle shown and shall be landscaped along the private roadway and marked at West 256th street by ornamental gate posts; that this variance shall continue for a term of not over one (1) year from the date of this resolution unless buildings are meanwhile erected complete.

170-48-A

APPLICANT—Daniel Santoro, for Rubin Steinman (S. I. Dental Laboratory, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27 Richmond avenue, east side, 154 ft. south of Richmond terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (170-48-A)

WHEREAS, Daniel Santoro, for Rubin Steinman, owner, Staten Island Dental Laboratory, lessee, filed March 1, 1948, an appeal from a decision of the borough superintendent, affecting premises 27 Richmond avenue, east side, 154 ft. south of Richmond terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 5-48, dated February 25, 1948, reads:

"2. Safe passageway 3 ft. wide leading to street must be provided on same lot or under same ownership. Sec. 273, subd. 9 Labor Law."

and

WHEREAS, the applicant states that the building is 24 ft. 2 stories in height, 25 ft. by 75 ft. 6 in. in area, of Class 3 construction, located in a business use, D area, Class 1½ height district, erected in 1900, and used and occupied since 1934 as follows: cellar, glass storage; 1st floor, glazier, 3 persons; 2nd floor, dental laboratory, 10 persons; no change in use or occupancy is proposed; that the building is equipped with an interior stair, 4 ft. 4 in. wide, of wood construction, enclosed in 2 by 4 studs, lath and plaster, equipped with wood self-closing door, leading direct to street through stairhall and to roof by scuttle and ladder; that it is proposed to erect one fire escape at rear extending to yard by iron stair, with egress to street through adjoining property under the same ownership; that window and door openings on the course of the fire escape are fire-proof self-closing; and

WHEREAS, the applicant contends that the work performed in the laboratory on the 2nd floor consists of prosthetics service to dentists; that the materials used are purchased from an outside manufacturers' stock and consist of teeth, gold, acrylic powder, which is non-explosive and non-inflammable; that it is requested the Board approve the rear exit through the open rear lot to Park avenue and to the office on the north side adjoining the building in

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question which is owned by the same owner, permission or which egress has been filed from the lessee.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 5-48, objection 2, and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be maintained as proposed; that in the hallway there shall be a scuttle to the roof with a double-rung ladder leading thereto; that safe egress from the roof shall be available to adjoining roofs; that the secondary means of exit, as proposed and shown on plans filed with this appeal, marked "Received March 1, 1948" (2 sheets) shall be maintained as proposed with exits across adjoining property in the rear and at the side under the same ownership; that the building shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

190-48-A

APPLICANT—Jacob J. Gloster, for Ira Rosenberg, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13-15 East 125th street, north side, 100 ft. east of 5th avenue (2nd and 3rd floors); (Block 1750, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob J. Gloster.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (190-48-A)

WHEREAS, Jacob J. Gloster, for Ira Rosenberg, owner, filed March 5, 1948, an appeal from a decision of the borough superintendent, affecting premises 13-15 East 125th street, north side, 100 ft. east of 5th avenue (Block 1750, Lot 5), (2nd and 3rd floors), Borough of Manhattan; and WHEREAS, the decision of the borough superintendent, dated March 3, 1948, on amendment to Alt. Applic. 2487-47, reads:

"5. Provide two means of egress from cellar and every floor above as per Sec. 270 Labor Law.

6. If there is safe egress from roof to an adjoining structure all stairways should extend to the roof. Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is three stories, 42 ft. in height; 30 ft. by 88 ft. 11 in. in area, of Class 1 construction; erected 1914; located in a business use, B area, Class 1½ height district on a lot 30 ft. by 99 ft. 11 in. in area, and used and occupied for one year: cellar, storage and boiler room; 1st floor, printing, 8 persons; 2nd floor, cabinet making, 5 persons; 3rd floor, garment manufacturing, 15 persons; that the building is equipped with one 3 ft. 8 in. fireproof stairs from roof to street and one fire escape at rear extending to roof by stair, to yard by stair with egress through adjoining building at 7 East 125th street and through adjoining yard at the rear (Lot 68), under the same ownership; and

WHEREAS, Violation No. 8376 was issued March 15, 1947, for changing the use, arrangement and occupancy of the building from cellar, exhibition room; 1st story, store; 2nd story, office; 3rd story, office, to cellar, storage; 1st story, printing, 8 persons; 2nd floor, cabinet making 5 persons; 3rd story, garment manufacturing, 15 persons, without obtaining a certificate of occupancy, and for the following: "No application or permit for erecting partitions

at 3rd story, northwest for water closet compartments. Bulkhead door not openable. Floor loads not posted; Exit signs not posted"; and

WHEREAS, the applicant contends that the building was used by the Edison Company for office and showroom since 1915; that at the rear of the building there is an iron stair enclosed with wire mesh from ground level to roof; that the first floor has been occupied as a printing shop for the past 12 years; that the two upper floors have been occupied as at present for the past year; that the number of occupants above the first floor is 20; that the rear iron stair is approximately of legal width, has risers not over 7¾ in. and has treads 10½ in. and is substantially constructed; that when the building was built the occupancy on each floor was considerably more than at present; that the building is well built with fireproof windows in the rear, only three stories in height served by the interior fireproof stairs and exterior stairs.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent re amendment to Alt. Applic. 2487-47, and that the appeal be and it hereby is *granted* as to objection 5, *on condition* that the primary and secondary means of exit shall be maintained, as indicated on revised plans, marked "Received April 8, 1948" (4 sheets); that the exit from the secondary means of exit shall be maintained from Lot 68 now under the same ownership through to East 126th street and also by connection to the fire escape balcony on the rear of No. 17 East 125th street, through which exit may be had at all times during working hours to 125th street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; as to objection 6, that the exit to the roof shall be maintained as shown on such revised plans with a means of exit across to the roof of No. 17 from which exit to the street shall be available.

234-48-A

APPLICANT—Albert W. Lewis, for Bradbury Building Corp., owner (Gulf Oil Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—530-546 East 73rd street, southwest corner of East River drive (Block 1484, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert W. Lewis and Rudolf C. P. Boehler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (234-48-A)

WHEREAS, Albert W. Lewis for Bradbury Building Corp., owner, Gulf Oil Corporation, lessee, filed March 15, 1948, an appeal from a decision of the borough superintendent, affecting premises 530-546 East 73rd street, southwest corner of East River Drive (Block 1484, Lot 26), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1948, on Misc. App. 624-48, reads:

"2. Plans filed shows 8 1000 gal. tanks for storage of gasoline. Application calls for installation of a 1000 gal tank for storage of gasoline. Reconcile the 2 statements. In either event—Section C19-51 subd. a.1 of the Adm. Code limits such tanks (other than for storage plants) to quantities of 550 gallons per tank."

and

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WHEREAS, the applicant states the building is one story 13 ft. 3 in. in height, 84 ft. 6 in. by 38 ft. 2 in. in area, Class 3 construction, located in residence and unrestricted use, A area, Class 1½ height districts, located on lot 209 ft. ⅞ in. by 140 ft. in area, used and occupied as a gasoline service station and for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the resolution adopted by the Board under Cal. 823-46-BZ restricts the gasoline storage to not more than six 550 gallon tanks; that this amount is inadequate for the amount of business the lessee expects to do and upon which the lease is based; that it would mean the supply trucks would have to make more trips which would cause serious inconvenience to their customers; that it is therefore requested that the Board permit the installation of eight 1000 gallon gasoline storage tanks, as shown on plans filed with this appeal; that the tanks will be extra heavy, construction, complying with the rules of the Fire Underwriters and will be buried below the ground and covered with reinforced concrete, as shown on sectional details.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 624-48, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that not more than eight 1,000 gallon tanks for the storage of gasoline shall be installed on the premises, in connection with a gasoline service station, variance for which was granted by the Board under Cal. 823-46-BZ; that the thickness of metal in such tanks shall meet the requirements of the Oil Burner Rules for tanks of similar capacity and that in all other respects the installation shall comply with the requirements of the Administrative Code.

798-46-A

APPLICANT—Magoon and Salo, for Finland House Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert A. Magoon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

1064-39-A

APPLICANT—Cortland Realty Co. of New York, owner.

SUBJECT—Application reopened February 25, 1947—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—45-17 to 45-25 Pearson street, east side and 45-18 Court Square, west side, 150 ft. south of Jackson avenue (Block 84, Lots 11 and 49), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred J. Gilbert.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

465-47-A

APPLICANT—Lama and Proskauer, for American Auto Parts Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112-10 to 112-20 Atlantic avenue and 94-02 to 94-20 113th street, southwest corner (Block 9398, Lots 5-7), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

208-48-A

APPLICANT—Alexander D. Crossett, for Mutual Life Insurance Co. of N. Y., owner (Sears, Roebuck and Co., lessee).

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2360-2420 Bedford avenue and 2215-2420 Beverly road, northwest corner (roof); (Block 5133, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

298-39-A

APPLICANT—Adams and Woodbridge, for The Corporation of The Brick Presbyterian Church in the City of New York, owner.

SUBJECT—Application reopened February 17, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors; (Block 1503, Lots 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 2 P.M., for further consideration.

1288-39-A

APPLICANT—Saul Goldsmith, for Pedine Realty Corp., owner (Pequot Manufacturing Corp., lessee).

SUBJECT—Application reopened February 10, 1948—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (under section 36, General City Law).

MINUTES

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 2 P.M., to permit required publication in the Bulletin.

8-48-A

APPLICANT—Saul Goldsmith, for Paul Uhlich & Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—31-43 Herkimer Place (displayed 35); north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 2 P.M., for inspection by Committee.

38-48-A

APPLICANT—Albert E. Wheeler, for Charlat Realty Corporation, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253, and 280), Borough of The Bronx (under section 36, General City Law re legally mapped streets—Blackstone avenue).

APPEARANCES—

For Applicant: Albert E. Wheeler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 2 P.M., at request of applicant.

41-48-A

APPLICANT—Joseph Schafran, for Sawmill Construction Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place, (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to April 27, 1948, at 2 P.M., for inspection by a committee of the Board, and for decision without further argument.

29-48-A

APPLICANT—Carlisle H. Johnson, for Kenneth Ackerman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Carlisle H. Johnson.

For Opposition: Murray Sendler and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1948 at 2 P.M., at request of attorney for objector.

ZONING APPLICATIONS

137-26-BZ

APPLICANT—Gronich, Herbsman and Aleyner, for Rose Morizio, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of an extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street (Block 6314, Lots 130, 164 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anton Gronich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (137-26-BZ)

WHEREAS, this application under section 7g of the zoning resolution, to permit in a business use district, the alteration and extension of a garage for the storage of more than five motor vehicles, affecting premises 8224-8226 18th avenue, west side, 70 ft. north of 84th street (Block 6314, Lot 72), Borough of Brooklyn, was withdrawn on December 21, 1926; and

WHEREAS, the applicant requested a reopening of the application, under section 7c of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the erection and maintenance of an extension to an existing garage for more than five motor vehicles, affecting premises 8202-8226 18th avenue, west side, 70 ft. north of 84th street (Block 6314, Lots 130, 164 and 72), Borough of Brooklyn; and

WHEREAS, this case was granted by the Board on June 15, 1943, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 23, 1946, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1943, as *amended* through April 23, 1946, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution.”

263-37-BZ

APPLICANT—Bertram J. Barrett, for Estate of A. and W. H. Jackson, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—28-11 41st street, east side, 100 ft. south of 28th avenue (Block 664, Lots 15 and 16), Astoria, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (263-37-BZ)

WHEREAS, this application permitting in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 28-11 41st street, east side, 100 ft. south of 28th avenue (Block 664, Lots 15 and 16), Astoria, Borough of Queens, was granted by the Board on February 8, 1938, on certain conditions; and

WHEREAS, the term of variance was extended on October 28, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1938, as amended through October 28, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended* the *conditions* of the resolution of February 8, 1938, as *amended* October 28, 1947, shall be complied with; that this lot may be used in conjunction with adjoining premises under the same ownership, under Applic. 279-37-BZ; and that a Certificate of Occupancy shall be obtained (1646-37)."

279-37-BZ

APPLICANT—Daisy J. Barrett, for Estate of A. and W. H. Jackson, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-10 28th avenue, south side, 75 ft. east of 41st street (Block 664, Lot 20), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (279-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 41-10 28th avenue, south side, 75 ft. east of 41st street (Block 664, Lot 20), Astoria, Borough of Queens, was granted by the Board on February 8, 1938, on certain conditions;

WHEREAS, the term of variance was extended from time to time and last extended on March 12, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1938, as *amended* through March 12, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of more than five motor vehicles . . . and that other than as herein *amended* the *conditions* of the resolution of February 8, 1938, shall be complied with; that a new certificate of occupancy shall be obtained; that this plot may be used in conjunction with similar use on adjoining lot owned by the same owners and subject to a variance granted by the Board under Cal. 263-37-BZ (Correspondence No. 1184)."

336-37-BZ

APPLICANT—Stewart and Shearer, for The New York Public Library, Astor Lennox Tilden Foundation, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a retail use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—322-328 West 57th street, south side, 275 ft. west of 8th avenue (Block 1047, Lots 44 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Karl J. Bruder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (336-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 322-328 West 57th street, south side, 275 ft. west of Eighth avenue (Block 1047, Lots 44 and 46), Borough of Manhattan, was granted by the Board on March 1, 1938, on certain conditions; and

WHEREAS, the resolution was amended on October 19, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended on January 20, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 1, 1938, as *amended* by resolutions adopted through January 20, 1948, by adding thereto:

" . . . that the office for attendant previously permitted of frame construction may be removed and the building of Class 3 construction formerly occupied for sale of merchandise without approval of the Board may be substituted as office and shelter for attendant as proposed in letter of March 25, 1948, and as shown on plan marked 'Received March 26, 1948' (3 sheets)."

MINUTES

1017-39-BZ

APPLICANT—Marie C. Carroll, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—448-452 East 189th street, south side, 89.02 ft. east of 3rd avenue (Block 3042, Lots 27 and 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Marie C. Carroll.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (1017-39-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a business use district for a term of two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 448-452 East 189th street, south side, 89.02 ft. east of Third avenue (Block No. 3042, Lots 27 and 29), Borough of The Bronx, was granted by the Board January 16, 1940, on certain conditions; and

WHEREAS, the term of variance was extended on December 16, 1941 and on June 25, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 16, 1940, as amended by resolutions adopted through June 25, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two (2) years from the date of this amended resolution; that other than as amended herein, the resolution adopted January 16, 1940, shall be complied with and that a new certificate of occupancy shall be obtained."

342-41-BZ

APPLICANT—Donovan, Mahoney and Williams, for Rylander Corporation, new owner (Manufacturers Trust Co., trustee, former owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—85-95 Stuyvesant place and 18 Wall street, southeast corner (Block 7A, Lot 63), St. George, Borough of Richmond.

APPEARANCES—

For Applicant: Carl H. Heiberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (342-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district, for a term of two (2) years, the parking and storage of more than five (5) motor vehicles; affecting premises 85-95 Stuyvesant place, and 18 Wall street southeast corner (Block No. 7A, Lot 63), St. George, Borough of Richmond, was granted by the Board on December 2, 1941, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance which had expired by time limitation.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 2, 1941, only so far as it has reference to the term of the variance, so as amended this portion of the resolution shall read:

"Granted under section 7h to permit the unbuilt upon portion of the premises to be occupied for the parking and storage of more than five (5) motor vehicles in addition to those legally permitted to be stored within the garages on the same plot, on condition that the existing conditions as indicated on plans filed with this application and photographs marked 'Received September 19, 1941' shall be maintained; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that the curb cut to Wall street shall not exceed 15 ft. in width; that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution."

823-46-BZ

APPLICANT—Albert W. Lewis, Bradbury Building Corp., owner, (Gulf Oil Corp., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence and unrestricted use district, the rebuilding of a gasoline service station and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—530-546 East 73rd street, southwest of East River drive (Block 1484, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert W. Lewis and Rudolf C. P. Boehler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (823-46-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a residence and unrestricted use district, the rebuilding of gasoline service station and the parking and storage of more than five (5) motor vehicles, affecting premises 530 to 546 East 73rd street, southwest corner East River drive (Block 1484, Lot 26), Borough of Manhattan, was granted by the Board on June 10, 1947, on certain conditions; and

WHEREAS, the resolution was amended on January 9, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 10, 1947, as

MINUTES

amended by resolution adopted January 9, 1948, so that as amended the resolution shall read:

"Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 10, 1947, by adding thereto:

'... that the plans marked 'Received December 16, 1947' (4 sheets) are hereby approved in place of plans previously adopted in the following respects:

'1. As to location and width of curb cuts to the service road of East River Drive and to East 73d street;

'2. As to location, number and size of gasoline storage tanks so as to cover the tanks as permitted by the Board by resolution adopted April 13, 1948 under Cal. 234-48-A;

'3. As to location and number of gasoline dispensing pumps;

'4. As to the design of the accessory building;

'5. As to treatment of the existing walls to the south and west of the lot lines;' "on condition that in all other respects the requirements of the resolution adopted June 10, 1947, shall be complied with."

412-47-BZ

APPLICANT—Kahn and Jacobs, for Sixth Avenue and 44th Street, Corp., owner (Hippodrome Parking Space, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to file plans—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, permitting in a retail use district, for a term of years, the erection and maintenance of a building to be occupied as a storage garage for more than five motor vehicles, except in spaces indicated for stores as proposed and indicated on revised plans, marked "Received October 6, 1947" (plans filed prior to March 12, 1948, disapproved March 30, 1948).

PREMISES AFFECTED—1120-1136 Avenue of The Americas (6th avenue), east side, from West 43rd to West 44th streets and 51-71 West 43rd street (Block 1259, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Ely J. Kahn and J. B. Newman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (412-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a building to be used as garage for the parking and storage of more than five (5) motor vehicles, gasoline service station, motor accessories and as a motor vehicle repair shop, with stores fronting on the Avenue of the Americas, affecting premises 1120-1136 Avenue of the Americas (6th avenue), east side, from West 43rd to West 44th streets, and 51-71 West 43rd street (Block 1259, Lot 1), Borough of Manhattan was granted by the Board on November 12, 1947 on certain conditions; and

WHEREAS, the resolution adopted November 12, 1947 required complete working drawings to be submitted for approval within four months (March 12, 1948); and

WHEREAS, plans submitted as required, were filed March 11, 1948 and disapproved on March 30, 1948; and

WHEREAS, new plans were submitted for approval on April 12, 1948 and request made to extend time as to submission of plans.

Resolved, that the time to file plans is hereby extended and the revised working drawings submitted April 12, 1948, as corrected, are hereby approved as in substantial compliance with the requirements of the resolution adopted November 12, 1947, the requirements of which shall be complied with in all other respects.

(Remaining minutes will be printed in the Bulletin of April 27, 1948).

PROPOSED AMENDMENTS TO OIL BURNER RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, May 7, 1948, at 10 A. M., in Room 1013 Municipal Building, Manhattan, on proposed amendment to the Oil Burner Rules.

Matter in *italics* new. Matter in brackets [] old matter to be omitted.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tanks permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than one such tank shall be connected to one burner *except that two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.* Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.1.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. *In addition when two storage tanks each of two hundred and seventy-five (275) gallons capacity are installed as permitted in Rule 6.1.1, connected to one burner, such tanks shall be connected to the supply line leading to the burner through a manually operated approved three-way valve in such a way that only one tank can discharge its contents at a time. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3 and valved as to prevent overflow.*

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BULLETIN

OF THE

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CITY OF NEW YORK

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MAY 2 1948

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

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TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Remaining minutes will be printed in the Bulletin of May 4, 1948).

PROPOSED AMENDMENTS TO OIL BURNER RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday morning, May 7, 1948, at 10 A. M., in Room 1013, Municipal Building, Manhattan, on proposed amendments to the Oil Burner Rules.

Matter in *italics* new. Matter in brackets [] old matter to be omitted.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than one such tank shall be connected to one burner, *except that two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1.* Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. *In addition where two storage tanks each of two hundred seventy-five (275) gallons capacity are installed as permitted in Rule 6.1.1, connected to one burner, such tanks shall be connected to the supply line leading to the burner through a manually operated approved three-way valve in such a way that only one tank can discharge its contents at a time. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3.*

CALENDAR

DOCKET

New Cases Filed up to April 20, 1948.

Cal. No. Dept. Premises Affected.

336-48-SA—Mortemp Oil Furnace, Model L-60-B, Appliance.

337-48-BZ—H.B.M.—324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan, N.B. 13-48.

338-48-A—H.B.Q.—39-35 22nd street, east side, 125.15 ft. north of 40th avenue (Block 393, Lots 1-5, inclusive), Long Island City, Borough of Queens, Misc. 1642-48.

339-48-A—F.D.—73-39 Woodhaven boulevard, and south side of Metropolitan avenue, 466.99 ft. south of Trotting Course lane (Block 3866, Lot 671), Glendale, Borough of Queens, Decision.

340-48-BZ—H.B.Q.—135-22 to 135-24 35th avenue and 35-02 Linden place, southwest corner (Block 4959, Lot 20), Flushing, Borough of Queens, Misc. 736-48.

341-48-BZ—H.B.Q.—198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62), Jamaica, Borough of Queens, N.B. 1453-48.

342-48-BZ—H.B.Q.—256-01 Jamaica avenue and 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 13 and 50), Floral Park, Borough of Queens, Alt. 355-48.

343-48-BZ—H.B.Bx.—1410 Webster avenue, east side, 50.16 ft. south of St. Pauls place (Block 2896, part of Lot 5), Borough of The Bronx, N.B. 133-48.

344-48-SA—Bede Trirex Paint Heater, Appliance.

345-48-A—H.B.M.—103 Avenue A, west side, 45 ft. 7 in. south of East 7th street (Block 434, Lot 31), Borough of Manhattan, Amendment to Alt. 203-45.

346-48-BZ—H.B.M.—452-460 167th street, south side, 119 ft. 3 $\frac{7}{8}$ in. east of Amsterdam avenue (Block 2111, Lot 92), Borough of Manhattan, Alt. 2170-47.

347-48-BZ—H.B.R.—705 Van Duzer street, east side, 62.75 ft. south of Broad street (Block 565, Lot 26), Stapleton, Borough of Richmond, Alt. 48-48.

348-48-BZ—H.B.Bx.—1521-1535 Southern boulevard and 915 East 172nd street, northwest corner (Block 2977, Lot 168), Borough of The Bronx, Alt. 192-48.

349-48-BZ—H.B.R.—970 Tompkins avenue, west side, 180 ft. north of Valley street (Block 3081, Lot 77), Wadsworth Manor, Borough of Richmond, N.B. 34-48 to N.B. 36-48, inclusive.

350-48-A—H.B.R.—970 Tompkins avenue, west side, 180 ft. north of Valley street (Block 3081, Lot 77), Wadsworth Manor, Borough of Richmond (Under section 36,

General City Law re buildings not facing on legal street), N.B. 34-48 to N.B. 36-48, inclusive.

351-48-A—F.D.—206-210 92nd street, south side, 100 ft. east of 3rd avenue and 1639 3rd avenue (cellar Bldg. C); (Block 1537, Lot 1), Borough of Manhattan, 57416-LC.

352-48-A—F.D.—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan, 46981-LF.

353-48-A—H.B.M.—156-178 West 12th street and 7-19 7th avenue, southeast corner (Block 607, Lot 1), Borough of Manhattan, N.B. 105-46 and Amendments.

354-48-BZ—H.B.Bx.—3510 Putnam place and 288 East 211th street, southeast corner (Block 3356, Lot 10), Borough of The Bronx, N.B. 269-48.

355-48-BZ—H.B.M.—209 West 78th street, north side, 123 ft. west of Amsterdam avenue (Block 1170, Lot 27), Borough of Manhattan, Alt. 468-48.

356-48-A—Marine and Aviation—53-02 29th street, west side, 150.09 ft. south of Review avenue (Block 294, Lot 106), Long Island City, Borough of Queens (Under section 35, General City Law re bed of mapped street—29th street), Applic. 30555 and 30556.

357-48-SA—Ransburg Electro-Coating Spraying Process, Appliance.

358-48-BZ—H.B.Bx.—2475 St. Raymond avenue, north side, from St. Peters avenue to Seddon street, 1609 St. Peters avenue and 1600-1608 Seddon street (Block 3994, Lots 1, 7, 10 and 42), Borough of The Bronx, Alt. 164-48.

Restored to Docket

29-39-A—H.B.B.—548 Leonard street, east side, 150 ft. south of Nassau avenue (1st floor); (Block 2681, Lot 60), Borough of Brooklyn, Alt. 135-48.

113-48-A—F.D.—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn, 20208-LF and Decision.

96-48-A—H.B.Q.—87-04 164th street, southwest corner of Highland avenue (3rd floor); (Block 9772, Lot 54), Jamaica, Borough of Queens, Alt. 23-48.

1000-40-BZ—H.B.Bx.—2337 Grand Concourse and 16 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx, Amendment to Alt. 199-40.

294-39-BZ—H.B.B.—415-419 Eastern parkway (421-42 displayed), north side, 106 ft. east of Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn, Amendment to Alt. 4747-47.

1202-21-BZ—H.B.B.—2714-2724 Beverly road and 200 212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn, Alt. 1587-47.

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117-42-BZ—H.B.B.—1433-1435 De Kalb avenue, west side, 275 ft. north of Wilson avenue (Block 3235, Lot 44), Borough of Brooklyn, B.N. 3022-41.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

RULES

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Tank Trucks, Gasoline, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 27, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

774-47-BZ—Application, August 28, 1947, under section 7f of the zoning resolution, of Henry Nordheim, applicant, on behalf of Joseph Lettera, owner, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office; premises 1273 Randall avenue and 549 Coster

street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

66-48-BZ—Application, January 23, 1948, under sections 7c, 7e and 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of William N. Amerling and Amerling Chevrolet, Inc., owners, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt on portion of plot, for patrons and employees; premises 1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

980-47-BZ—Application of Solomon Zweig, owner, reopened March 23, 1948—application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments (previously withdrawn); premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

208-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Fifth Improvement Corp., owner, reopened January 20, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted to be used as a gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop (previously denied by the Board); premises 1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

38-48-BZ—Application, January 14, 1948, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Clemens Kammerer, owner, to permit in a residence use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling, nearer than the permitted distance to the street line on the street on which it fronts, and nearer to the side lot line than permitted; premises 138-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens.

304-41-BZ—Application of Irving E. Kanner, applicant, on behalf of 112 West 31st Street Corporation, owner, reopened April 6, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting partly in a retail use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles; premises 116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

260-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Herbert Rosen, owner, reopened February 25, 1947, under sections 7i and 21 of the zoning resolution, to permit in a residence and business use,

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C area district, the reconstruction and maintenance of a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station); premises 5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

939-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Chesterfield Estates, Inc., owner, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area; premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

1052-47-BZ—Application, December 3, 1947, under sections 7c, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Winters Building Associates, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection; premises 712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

1060-47-BZ—Application, December 11, 1947, under section 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blumberg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sections 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

156-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Frieda Bogen, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area; premises 1693-1695 Atlantic avenue, north side,

347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn.

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6) Rego Park, Borough of Queens.

188-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Otto L. Nelson, Jr., applicant, on behalf of New York Life Insurance Co., owner, to permit in a residence and business use, B area and Class 1½ height district, the erection and maintenance of a class "A" multiple dwelling to a height in excess of that permitted without the required set backs, and with proposed dormers in excess of that permitted; premises 200-266 East 66th street, south side, from 2nd to 3rd avenues, 1241-1259 2nd avenue, 1111-1127 3rd avenue and 201-257 East 65th street (Block 1420, Lot 1), Borough of Manhattan.

200-48-BZ—Application, March 9, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry; premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

APRIL 27, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 27, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

174-48-A—160-164 Broadway, east side, 76 ft. 7¾ in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11½ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8¼ in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

270-48-A—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

141-48-A—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

1051-47-A—825 East 140th street, north side 287.81 ft. east of Southern boulevard (shed); (Block 2592, Lots 64 and 67), Borough of The Bronx.

181-48-A—Pier #14, Fulton Terminal, foot of Montague street (north side of Montague street, 418 ft. west of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn.

182-48-A—Pier #13, Fulton Terminal, foot of Montague street (north side of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn.

265-48-A—350 5th avenue, west side, from 33rd to 34th streets, 1-29 West 33rd street and 2-20 West 30th street (street curb); (Block 835, Lots 19 and 41), Borough of Manhattan.

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285-48-A—19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1948, 10 A M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 4, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

177-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan.

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

334-44-BZ—Application of Louis Allen Abramson, applicant, on behalf of Frances M. Newman, owner (Bond Stores, Inc., lessee), reopened February 25, 1948, under section 21 of the zoning resolution, to permit in a restricted retail use district, the proposed reduction of loading space (previously denied re omission of required loading space); premises 398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

049-47-BZ—Application, October 2, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicant, on behalf of Estate of Edward F. Mackman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

79-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees),

reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

241-47-BZ—Application, March 12, 1947, under section 7e of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of Ridgewood Real Estate Corp., owner (Rimax Knitting Inc., lessee), to permit in a residence use district, the extension to existing structure (knitting mill); premises 16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

242-47-A—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

836-47-BZ—Application, August 20, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of S. & R. Feldman Realty Co., owner, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted; premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

1054-47-BZ—Application, December 9, 1947, under sections 7i, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of LO-Art Corp., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection; premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

16-48-A—Application, January 8, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Z. M. Operating Corp., owner, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948,

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under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

166-48-BZ—Application, March 2, 1948, under section 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of William I. Rosenfeld, owner (Hillside Parking Corporation, lessee), to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

244-36-BZ—Application of Lama and Proskauer, applicants, on behalf of Morris Marder and Jack Marder, owners, reopened January 14, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the existing gasoline service station (previously granted by the Board for a term of ten years); premises 183-67 Liberty avenue and 183-52 to 183-64 104th avenue, northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

1437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schulman, owner, reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

705-44-BZ—Application of Samuel Roth and Herman Kron, applicants, on behalf of Michael Vicinanza and Nicholas De Dianillio, owners (Van Owners Purchasing Bureau, lessee), reopened April 6, 1948, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area

permitted (previously denied, reopened and dismissed by the Board); premises 162-164 West 64th street, south side, 170.59 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

548-47-BZ—Application of Samuel Gardstein, applicant on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2010 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1040-47-BZ—Application, November 24, 1947, under section 21 of the zoning resolution, of Charles A. Levitt, applicant, on behalf of Celia Pecker, owner (Pecker Iron Works, Inc., lessee), to permit in an unrestricted use, B area district, the erection and maintenance of building to be used as a steel warehouse and fabricating plant without the required rear yard; premises 200-20, Seigel street, south side, 315 ft. $\frac{1}{2}$ in. east of Bushwick avenue (Block 3100, Lot 18), Borough of Brooklyn.

4-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Herman Kron and Son, applicants, on behalf of Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee), to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 100, Lots 42 and 43), Borough of Manhattan.

114-48-BZ—Application, February 10, 1948, under section 7c of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of August Mischler, owner, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop; premises 113-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

160-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Gilbert V. Steel, applicant, on behalf of B. Gertz, Inc., owner, to permit in an unrestricted use, C area and class one height district, the erection and maintenance of a building to height in excess of that permitted, without the required set backs; premises 93-59 183rd street, east side, 62.3 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens.

164-48-BZ—Application, March 2, 1948, under section 7h of the zoning resolution, of William I. Hohausser, applicant, on behalf of Building Management Corp., owner, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 97-01 to 97-04 Queens boulevard, northeast corner of 63rd drive (Block 2090, Lot 1), Rego Park, Borough of Queens.

274-48-BZ—Application, March 29, 1948, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Philip Panzer, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 3011-3031 Coney Island avenue and 165-1 Neptune avenue, northeast corner (Block 7511, Lots 10 and 11), Borough of Brooklyn.

237-48-A—90-09 215th street, east side, 279.32 ft. north of 91st avenue (cellar); (Block 10649, Lot 17), Queens Village, Borough of Queens.

238-48-A—90-11 215th street, east side, 244.9 ft. north of 91st avenue (cellar); (Block 10649, Lot 15), Queens Village, Borough of Queens.

CALENDAR

129-48-A—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

171-48-SA—Superfex Suspended Heating Unit (ceiling furnace), Model 550.

27-48-SA—Consolidated Oil Burner.

135-48-SA—Erie Gasoline Pumps, Models 129.2 and 229-2.

866-47-SA—Oxweld Cutting Blowpipe, Types C37-R, C43, C45, C56, C57-R, C58 and AC4; Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W-43 and Purox Cutting Attachment, Type #35.

340-40-SM—Peelle Counterbalanced Dumbwaiter Door.

116-46-SM—Union Melt Welding Process and Union-melt Welding Composition and Welding Rod Electrodes for Union Melt Welding.

808-46-SM—Sargent Incinerator Hopper Door #5, Flush Type.

149-48-SM—B & L Welding Co., 275 Gallon Obround Fuel Oil Storage Tank.

HARRIS H. MURDOCK, *Chairman*

MAY 4, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 4, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

98-48-A—31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

53-48-A—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

153-48-A—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 4511, Lot 13), Borough of The Bronx.

321-48-A—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

241-48-A—104 Hester street, south side, 75.2 ft. east of Forsyth street (1st floor); (Block 301, Lot 17), Borough of Manhattan.

290-48-A—449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor); (Block 1472, Lot 9), Borough of Brooklyn.

213-48-A—36-07 to 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (Block 4971, Lots 16 and 18), Flushing, Borough of Queens.

243-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

249-48-A—3901 Fort Hamilton parkway and 1102-1104 39th street, southeast corner (Block 5585, Lot 10), Borough of Brooklyn.

214-48-A—186-28 Peck avenue, 53-20 to 53-24 187th street, southeast corner and 53-25 to 53-35 187th street, northeast corner of Peck avenue (Block 5656, Lots 6, 9, 11 and 13 and Block 5658, Lots 1, 13 and 14), Bay-side, Borough of Queens.

215-48-A—85-51 to 85-55 Little Neck parkway, east side, 38.62 ft. and 78.62 ft. north of 86th avenue and 85-59 Little Neck parkway, northeast corner of 86th avenue (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens.

272-48-A—37-32 Review avenue, west side, 442.42 ft. south of Greenpoint avenue (2nd and 3rd floors); (Block 312, Lots 41 and 59), Long Island City, Borough of Queens.

306-48-A—269-12 to 269-20 80th avenue, southwest corner of 270th street (Block 8725, Lots 5, 7 and 9), Belle-rose, Borough of Queens.

308-48-A—26-02 4th street and 3-18 26th avenue, southwest corner (Block 910, Lot 23), Long Island City, Borough of Queens.

319-48-A—200-202 West 46th street, south side, 31 ft. west of Broadway and 1539 to 1549 Broadway (ground); (Block 1017, Lot 36), Borough of Manhattan.

335-48-A—173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx.

338-48-A—39-35 22nd street, east side, 125.15 ft. north of 40th avenue (Block 393, Lots 1 to 5), Long Island City, Borough of Queens.

353-48-A—156-178 West 12th street and 7-19 7th avenue, southeast corner (Block 607, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MAY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

Rules

217-21-SR—Proposed amendments to the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MAY 11, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 11, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

148-33-BZ—Application of Solomon Jochowitz, applicant, on behalf of Noviack Holding Corp., owner, reopened February 3, 1948, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot; premises 205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

117-42-BZ—Application of Ignatius H. Lanzarone, applicant, on behalf of Rosario Torino, owner, reopened April 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles; premises 1433-1435 DeKalb avenue, west side, 275 ft. north of Wilson avenue (Block 3255, Lot 44), Borough of Brooklyn.

261-25-BZ—Application of Lama and Proskauer, applicants, on behalf of Angelo Spinelly, owner, reopened November 5, 1947, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding; premises 2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

80-36-BZ—Application of Henry Nordheim, applicant, on behalf of Ammek Realty Corp., owner, reopened December 2, 1947, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of class "A" multiple dwelling with stores (previously granted by the Board) to class "A" multiple dwelling, stores and marriage broker's office; premises 1398 Grand Concourse and 200-208 East 170th street, southeast corner (Block 2831, Lot 48), Borough of The Bronx.

971-41-BZ—Application of Herman Kron, applicant, on behalf of L.S.R. Realty and Contracting Corp., owner (Jerome Voletzky, lessee), reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65 and 67), Borough of Brooklyn.

448-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward and Arthur Senft, owners Colony Fuel Oil Co., Inc., lessee, reopened June 3, 1947, under section 7e of the zoning resolution, to per-

mit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal); premises 2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

183-47-BZ—Application of Albert W. Lewis, applicant on behalf of Ernest Mann, owner, reopened March 23, 1948, under section 7c of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district; premises 159-09 Union turnpike, northwest corner of 160th street and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27 inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

872-47-BZ—Application, October 6, 1947, under section 7g of the zoning resolution, of Stohldrier and Zetsche applicants, Hurley, Gray and Kearney, co-applicants on behalf of Muller Dairies, Inc., owner, to permit in an unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles located between two intersecting streets on which is located a public park; premises 518-532 West 126th street, south side, 200 ft. east of Old Broadway and 527-535 West 125th street (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

873-47-A—518-532 West 126th street and 527-535 West 125th street, north side, 246 ft. east of Old Broadway (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

1002-47-BZ—Application, November 7, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Williams Holding, Inc., owner (Long Motor Co., lessee), to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by the erection and maintenance of a new building, to be used as motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment brake testing, auto showroom and offices, using more than the area permitted; premises 1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue, (Block 1477, Lots 32-35), Borough of Brooklyn.

85-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

293-48-BZ—Application, March 23, 1948, under section 7c, 7e, 7h and 21 of the zoning resolution, of Hazeltin Electronics Corporation, applicant and owner, to permit in a residence use district, the erection of an additional business building for a period of fifteen years with an increase in accessory parking for a period of fifteen years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a period of two years and extended by the Board—expires March 23, 1950); premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

294-48-A—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law 1 bed of mapped street—60th road).

CALENDAR

328-48-BZ—Application, April 9, 1948, under section 7h of the zoning resolution, of Abal Inc., applicant and lessee, on behalf of Estate of Mary Devine and C. Gray and Teresa Farrell (executors), owners, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of years; premises 300 to 302 Jay street, west side, 125 ft. south of Tillary street (Block 129, Lots 22 and 23), Borough of Brooklyn.

422-47-SA—Liquiflow CO² Receiver.

236-48-SA—Diesel-American Oil or Coal Burning Units, Models 208, 223, 243, 303 and 363.

257-48-SM—Hastings Alumitile (Wall Tile).

612-47-SM—Reinstall (fire-resistant) Flat Paint.

HARRIS H. MURDOCK, *Chairman.*

MAY 11, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 11, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

369-48-A—181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (1st floor); (Block 637, Lot 54), Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 18, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

533-47-A—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Van Horn street).

530-41-BZ—Application of Lama and Proskauer, applicants, on behalf of Anna Scardino, owner, reopened June 3, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, motor vehicle repair shop and office (previously withdrawn); premises 85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

464-47-BZ—Application, April 30, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Auto Parts Co., owner (Domenico Palumbo, lessee), to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices; premises 112-02

to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

101-48-A—112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (1st floor); (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

230-48-BZ—Application, March 16, 1948, under section 7c of the zoning resolution, of H. M. Cole, applicant, on behalf of Giacomo Rosasco, owner, to permit in a residence and local retail use district, the extension of existing business use into the residence portion of the lot; premises 97 MacDougal street, west side, 99 ft. 8¼ in. north of Bleecker street (Block 542, Lot 52), Borough of Manhattan.

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

250-48-BZ—Application, March 23, 1948, under section 7e of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Irving Glaser, owner, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre; premises 70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

340-48-BZ—Application, April 14, 1948, under section 7h of the zoning resolution, of Freed and Gordon, applicants, on behalf of Pauline Wurtzel, owner, to permit in a retail use district, the parking and storage of more than five motor vehicles; premises 135-22 to 135-24 35th avenue and 35-02 Linden place, southwest corner (Block 4959, Lot 20), Flushing, Borough of Queens.

348-48-BZ—Application, April 13, 1948, under sections 7f and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Edward R. Koch, owner (Michael Weinstein, lessee), to permit in a business use district, the parking and storage of more than five motor vehicles for a temporary period of time; premises 1521-1535 Southern boulevard and 915 East 172nd street, northwest corner (Block 2977, Lot 168), Borough of The Bronx.

315-47-SA—Mills Cup Dispenser, Model 400-C.

620-47-SM—Weldwood Flush Veneered Door (Kaylo Core).

895-40-SM—Hollup Welding Electrodes, Grades Sureweld "B" and "N."

1015-47-SA—Lancaster Oil Burner, Sizes 00, 0, and Sizes 7 and 8 of Models WP, LP, LPH, WPH, BWPH, BWP, BLPH and BLP.

246-48-SM—Corinco High Density Cork Tile (flooring).

247-48-SM—Corinco Acousticator Board (ceilings).

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MAY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

310-48-A—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Blocks 159 and 162, Lots 15 and 39), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Pinson street).

400-48-A—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens (under section 35, General

City Law re bed of mapped street—Metropolitan avenue).

HARRIS H. MURDOCK, *Chairman*

MAY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

175-48-A—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—120th street).

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of April 13, 1948.)

749-42-BZ

APPLICANT—Lama & Proskauer, for Sarah Shapiro, owner.

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the parking and storage of more than five motor vehicles (previously denied—under sections 7h and 21 of the zoning resolution).

PREMISES AFFECTED—756 St. Nicholas avenue, east side, 437 ft. 8 in. south of West 150th street (Block 2053, Lot 125), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen, denied. The premises and area and nearby storage facilities were inspected by a committee of the Board who recommended that the request to rehear be denied as no new basis for rehearing was found.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Absent: Commissioner Kleinert 1

MATERIAL SUBMITTED FOR APPROVAL

155-40-SM

APPLICANT—The Tremco Manufacturing Company, owner.

SUBJECT—Tremco Caulking and Pointing Compound, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (155-40-SM)

WHEREAS, The Tremco Manufacturing Co., owner, filed on February 8, 1940 an application for approval of their appliance known as Tremco Caulking and Pointing Compound; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed.

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY MORNING, APRIL 20, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 23, 1948, were approved as printed in the Bulletin of March 30, 1948, Vol. 33, No. 13.

ZONING APPLICATIONS

766-28-BZ

APPLICANT—Sol A. Liebman, for Ida Katz, owner.

SUBJECT—Application reopened March 2, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of two

MINUTES

years (previously denied for the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—820-838 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol. A. Liebman and H. C. Salomon.

For Opposition: D. Alesi and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. pending action by the Board of Estimate on proposal to permit parking in business and retail districts.

148-33-BZ

APPLICANT—Solomon Jochnowitz, for Noviak Holding Corp., owner.

SUBJECT—Application reopened February 3, 1948—Application (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot.

PREMISES AFFECTED—205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jochnowitz, William Sambar and E. Tiller.

For Opposition: Robert L. Oerzen and Fred Stark.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A. M. for further consideration after applicant has filed revised plans.

479-39-BZ

APPLICANT—De Pace and Juster, Inc., for Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees).

SUBJECT—Application (reopened February 17, 1948) re decision of the borough superintendent, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Juster.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and E. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for decision, pending action by the Board of Estimate on proposal to permit parking in business and retail districts.

578-40-BZ

APPLICANT—Lama and Proskauer, for Jacob Sieven, owner.

SUBJECT—Application reopened October 29, 1946—Appli-

cation (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room.

PREMISES AFFECTED—1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: H. Zarin, H. M. Firestone, I. Tick, Henry Rosner, P. Mindlin, S. Weiner, L. Gould and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by committee of Board and for decision without further argument.

241-47-BZ

APPLICANT—Alden B. MacNeil, for Ridgewood Real Estate Corp., owner (Rimax Knitting, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the extension to existing structure (knitting mill).

PREMISES AFFECTED—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by a committee of the Board and decision; applicant to be notified.

836-47-BZ

APPLICANT—Lama and Proskauer, for S. & R. Feldman Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Samuel Feldman.

For Opposition: I. Kaplan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, J. J. Saunders, Board of Education and E. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for decision by the Board; no further argument.

1049-47-BZ

APPLICANT—Lama and Proskauer, for Estate of Edward F. Jackman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

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PREMISES AFFECTED—3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: F. Christman, R. A. Baum, A. Ruggiero, V. Liso, F. F. Baum and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by committee and decision without further argument.

1054-47-BZ

APPLICANT—Lama and Proskauer, for LO-Art Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i, 21 and 7A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection.

PREMISES AFFECTED—111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by committee and decision without further argument.

16-48-BZ

APPLICANT—Kitzler and Nurick, for Z. M. Operating Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: J. Caruana.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection and decision by the Board.

84-48-BZ

APPLICANT—Lama and Proskauer, for Samuel L. Benjamin and Clara Benjamin, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales.

PREMISES AFFECTED—38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Samuel L. Benjamin.

For Opposition: Edmund Chikau, Charles A. Kuss-mall, Charles H. Heinlein and John C. Pungert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by committee and decision without further argument.

94-48-BZ

APPLICANT—William Nunley, lessee, for Shelclin Corp. and Blue Point Terrace Development Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years.

PREMISES AFFECTED—165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur W. Renander.

For Opposition: Frank A. Barrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for decision by the Board pending action by Board of Estimate on parking in business and retail districts, etc.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten years.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Mr. Chasbehr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection and decision by the Board.

142-48-BZ

APPLICANT—Paul Friedman, for George and Eli Goldberg, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a term of two years.

PREMISES AFFECTED—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

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APPEARANCES—

For Applicant: Paul Friedman, George Goldberg, Eli M. Goldberg and Arnold M. Kaye.

For Opposition: M. Kleitman, Bernard I. Kamen and Helen Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by committee and for decision without further argument.

166-48-BZ

APPLICANT—Henry Nordheim, for William I. Rosenfeld, owner (Hillside Parking Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years.

PREMISES AFFECTED—1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Jacob Mendelowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by committee and decision by the Board without further argument.

183-48-BZ

APPLICANT—Alfred Gross, for Union Land Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre) from a retail use district into a residence district under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zoning resolution, to permit the parking of more than five motor vehicles in a retail and residence use district.

PREMISES AFFECTED—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Gross, Henry Vollmer, Jr. and George M. Gross.

For Opposition: Sophie Rathshky, Hermine Corlis, Samuel Arnold and Albert Kaufman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over for further consideration by the Board after the applicant files additional plans; date of decision to be determined.

185-48-BZ

APPLICANT—Alfred Gross, for Union Land Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection

of more than one building on a lot (Glen Oaks Village—Part 2).

PREMISES AFFECTED—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400) and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Gross, Henry Vollmer, Jr. and George M. Gross.

For Opposition: Sophie Rathshky, Hermine Corlis, Samuel Arnold and Albert Kaufman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over for further consideration by the Board after the applicant files additional plans; date of decision to be determined.

895-47-BZ

APPLICANT—Lawrence M. Rothman, for H.A.M. Realty Corp., owner (Jacob Herrlich Sons, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel.

PREMISES AFFECTED—1963-1967 Grand Concourse, southwest corner of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

APPEARANCES—

For Applicant: J. V. McKee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

586-41-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Carl Walter Wolf, owner.

SUBJECT—Application reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.

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PREMISES AFFECTED—311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 308-314 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (586-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles affecting premises 311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 308-314 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard (Block 368, Lot 7 and part of Lot 1), Far Rockaway, Borough of Queens, was granted by the Board July 17, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on September 14, 1943 and September 25, 1945 and the applicant requested a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948 and set for hearing on April 20, 1948, 10 A. M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of more than five (5) motor vehicles on condition . . . and that other than as herein amended, the conditions of the resolution of July 17, 1941, shall be complied with, and that a certificate of occupancy shall be obtained (Misc. Applications 5001-41 and 1842-48)."

837-41-BZ

APPLICANT—Nathaniel C. Saxe, for The Prebensam Realty Corporation, owner.

SUBJECT—Application reopened March 23, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (837-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne, Borough of Queens, was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on May 9, 1944; and

WHEREAS, the applicant requested a further extension of the term of variance, which had expired by time limitation, and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948 and set for hearing on April 20, 1948, 10 A. M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1942, in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles; that in all other respects, the resolution adopted by the Board on April 28, 1942, shall be complied with; that a certificate of occupancy shall be obtained; that all permits shall be obtained and all work shall be complete within two (2) months from the date of this amended resolution (7631-1941 and Misc. Applic. 708-47)."

50-47-BZ

APPLICANT—Seelig and Finkelstein, for Joseph Bruzese, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the storage of a commercial vehicle in the accessory two-car garage to residence.

PREMISES AFFECTED—2028 57th street, south side, 220 ft. east of 20th avenue (rear); (Block 5500, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Opposition: John B. Kelly, Sophie Pendre and S. Ostragalo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee

THE RESOLUTION (50-47-BZ)

WHEREAS, Seelig & Finkelstein, for Joseph Bruzese, owner, filed January 16, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district, the storage of a commercial motor vehicle in the accessory two (2) car garage to residence, affecting premises 2028 57th street, south side, 220 ft. east of 20th avenue (Block 5500, Lot 19), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin and laid over to April 13, 1948, for an inspection by a committee of the Board and again laid over to April 20, 1948, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that 57th street is in a residence and bus

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ness use, C area and Class 1 height district; and 20th avenue is in a business use, C area and Class 1 height district and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1947, re Alt. Applic. 1571-46, reads:

"1. Storage of a commercial car, in a garage located within a residential district is contrary to Art. 2, Sect. 3 of the zoning resolution."

and
WHEREAS, the applicant states the premises consist of a plot 40 ft. frontage by 100 ft. 2 1/8 in. in depth, on which is located a building 20 ft. front by 45 ft. in depth; that in the rear is located a two car garage accessory to the dwelling, 20 ft. front by 22 ft. in depth, one story, 10 ft. 8 in. in height, of Class 3 construction; that it is proposed to use the garage for the storage of one pleasure car and a 1 1/2 ton truck owned and operated by the owner of the premises who resides on premises and also owns the pleasure car; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1571-46, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

386-47-BZ

APPLICANT—Ernest Alicandri, for Harry A. Pollack, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) foot high wall, all located in required rear yard; and present and proposed pergolas located within required setback.

PREMISES AFFECTED—4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Alicandri and Harry A. Pollack.

For Opposition: David Finkelstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (386-47-BZ)

WHEREAS, Ernest Alicandri, for Harry A. Pollack, owner, filed April 20, 1947, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the construction of locker and storage rooms, a ten (10) ft. high wall, all located in the required rear yard, and present and proposed pergolas located within required setback, affecting premises 4700 Surf avenue, northwest corner of Beach 47th street (Block 7036, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 9, 1948, after due notice by publication in the Bulletin and laid over to January 27, 1948, for an inspection by a committee of the Board and then laid over for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Surf avenue and Beach 47th street are in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated December 10, 1947 on Alt. Applic. 195-46, reads:

"1. Proposed locker and storage rooms and proposed 10 ft. high wall located in required rear yard of premises located in a residence zone are contrary to Article IV, Section 17 of the Zoning Resolution.

2. Proposed frame pergola located within required 10 ft. setback on premises located in a Residence, E Zone are contrary to Article IV, Section 15d of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 87.80 ft. frontage by 150 ft. in depth (irregular) on which is located a building 38 ft. 6 in. front by 37 ft. 3 in. in depth, (irregular), one story, 7 ft. 3 in. in height, of Class 4 construction, used as a nursery school; that the proposed buildings are all constructed as is the ten ft. high handball wall and also the pergola; and

WHEREAS, the applicant contends that the existing building at the front of the lot will be occupied as a nursery school (playroom) for children under six years of age, for which plans have been approved and work completed under Alt. 195-46; that the handball wall, storage rooms, wading pool and locker rooms are accessory buildings to this school and also the new pergola; that the handball wall is 10 ft. high and locker and storage rooms are 7 ft. 3 in. high; that the locker rooms are to be used by the children for changes in clothing and storage room for the storage of athletic equipment; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, (to permit use of premises as a play area) and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 195-46, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

671-47-BZ

APPLICANT—George P. Ames, for Smith and Gregory of New York, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension to an existing showroom, garage for more than five (5) motor vehicles and auto repair shop.

PREMISES AFFECTED—207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: A. E. Smith, W. S. Dayton and MacDonald Keayle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (671-47-BZ)

WHEREAS, George P. Ames, for Smith and Gregory of New York, Inc., owner, filed July 3, 1947, an application under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension to an existing showroom, garage for more than five motor

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vehicles and auto repair shop, affecting premises 207-02 Northern boulevard, south side, 150 ft. east of 206th street and 206-17 to 206-23 45th road (Block 7305, Lots 11 and 55), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin, laid over to March 16, 1948 for an inspection by a committee of the Board, then laid over to April 13, 1948, on request of applicant and finally laid over to April 20, 1948, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in a business use, D area and Class 1 height district; 45th road is in a residence use, D area and Class 1 height district; the site is in a residence and business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1947, re Alt. Applic. 3332-46, reads:

"1. Proposed extension of gas station auto show room, garage for more than five motor vehicles and auto repair shop located within a business and residence district is contrary to Art. 2, Sec. 3 and 4 of zone resolution."

and

WHEREAS, the applicant states the premises consist of plot 75 ft. frontage by 200 ft. in depth, irregular, on which is located a building, 75 ft. front by 105 ft. in depth, irregular, one story (18 ft.) in height, of Class 3 construction, presently used as a gasoline service station, show room, garage for more than five motor vehicles and auto repair shop (Certificate of Occupancy 16665-40); that it is proposed to build an extension on Lot 55 directly in back of present building 96 ft. deep by 50 ft. front facing 45th road, one story (18 ft.) in height, of Class 3 construction, to be used for repairs to motor vehicles; that it is proposed to have vehicles leave from the new extension to 45th road; and

WHEREAS, the applicant contends that owner recently acquired Lot 55, Block 7305 (25 ft. by 100 ft.) in order to give sufficient area to come within the D zone requirements; that the proposed extension will not occupy any part of this additional plot; that the additional building space is necessary in the normal growth and expansion of an essential business; that for some time the Ford Motor Company has been pressing for increased facilities in order properly to serve the public; that the owner has considered for some time purchasing an unrestricted plot and erecting a building thereon, but has not been able to find such a plot in a convenient location; that it is proposed to have vehicles enter as at present on Northern boulevard; that there has always been an entrance opening on the rear street from the rear yard since the original use of the property, but due to present building being too small, the resultant congestion in the building precludes the possibility of keeping a clear driveway through to the rear; that also, when weather permits, some work has to be done on cars in the open yard; that providing additional space in a modern building would be less objectionable to us, the public and our neighbors; that Smith & Gregory of N. Y., Inc., have represented the Ford Motor Company in Bayside and much of the surrounding territory for several years; and

WHEREAS, there is no gasoline service station on the premises as cited in the decision of the Borough Superintendent and none proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the premises with a frontage of 75 ft. on Northern

boulevard and 100 ft. on 45th road, as indicated on plans filed with this application marked "Received December 17, 1947," 5 sheets, and to permit the extension of building in and reconstruction of the existing middle portion as passed upon by the borough superintendent under Alt. Applic. 3332-46, objection dated April 13, 1948, and as indicated on revised plans marked "Received April 16, 1948," 2 sheets, and to permit under Section 7i the extension of the repairing as proposed in connection only with the motor vehicles dealt in by the Ford agency; that the windows on the lot line to the east and on the lot line in the extension to the west may be constructed, provided such windows are fireproof self-closing, only so long as the adjoining lot on Northern boulevard to the east, No. 14, is under the same ownership, and only so long as the premises at the west facing 45th road remain vacant, and a consent is to be on file with the borough superintendent from the owner of the adjoining plot to the west, permitting such lot line windows; that the frontage on 45th road totaling 100 ft. including Lot 55, shall, where unbuilt upon, be cement paved and shall have erected on the interior and street lines a substantial woven wire fence of the chain link anchor post type not less than 6 ft. in height, with no openings therein, except one not exceeding 25 ft. in width, fitted with gates of similar construction as the fence and with curb cuts opposite of similar width; that any existing curb cuts other than the one herein permitted shall be restored and the sidewalk along 45th road shall be repaired or constructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained throughout the premises as the fire commissioner shall direct; that the boiler room shall be separated from the balance of the building by fireproof construction and enterable only from the rear area; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that a new certificate of occupancy omitting reference to a gasoline service station shall be obtained.

752-47-BZ

APPLICANT—Karl Propper, for Level Realty Co., Inc. owner (Alexander's Department Store, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail-1 and business use, B area district, the extension of an existing business building (store), using more than the area permitted.

PREMISES AFFECTED—2508-2514 Creston avenue 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper, A. Kindler and F. Gaertner.

For Opposition: Julius Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition of THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

THE RESOLUTION (752-47-BZ)

WHEREAS, Karl Propper, for Level Realty Co., Inc. owner (Alexander's Department Store, lessee), filed July 24, 1947, an application under sections 7c and 21 of the zoning resolution, to permit in a residence, retail-1 and business use, B area district, the extension of an existing business building (store) using more than the area permitted

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ted, affecting premises: 2508-2514 Creston avenue, 2501-2515 Grand Concourse and 121-137 Fordham road, north side, from Creston avenue to Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, January 20, 1948, after due notice by publication in the Bulletin, then laid over to March 2, 1948, April 6, 1948 and finally laid over to April 20, 1948, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Creston avenue is in residence and retail-1 use, B area and Class 1¼ height districts; Grand Concourse is in retail-1 and business use, B area and Class 1¼ height districts; Fordham road is in retail-1 use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 15, 1947 re Alt. Applic. 1126-47, reads:

"3. The use of a building in a residence district for business purpose is prohibited by Article II, Section 3 of the Zoning Resolution.

6. Occupied area of structure excessive at curb level in Residence use district. Article 4, Sect. 12(b) Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 206.34 ft. front by 174 ft. 10¾ in. in depth (irregular), on which is located a building 106.34 ft. front by 169.58 ft. in depth (irregular), 4 stories (57 ft. 6 in.) in height, of Class 3 construction, presently used as a department store; that it is proposed to extend the existing building on the Grand Concourse for 100 ft. by 100 ft. in depth and on Creston avenue 90 ft. 2½ in. by 74 ft. 10¾ in., 4 stories (57 ft. 6 in.) in height, of Class 1 construction and protected by a two source sprinkler system; and

WHEREAS, the applicant contends that since only Lot 19 is in a residence use district, the question is principally restricted to permission to extend a retail-1 use to that lot which adjoins the present department store building on the north and measures only 80.21 ft. on Creston avenue and is on the south end of the residence use district; that the granting of this application will not result in another use between residences uses; that the variation sought is comparatively slight; that if the Board will not grant this request, the owner will be compelled to comply with objection 6 and limit the area of occupancy by providing a yard which will cause undue hardship, probably interior confusion and disturb the symmetry of the whole plan for enlargement; that it is most desirable in case of department stores to provide unobstructed areas, to eliminate interior corners and obstructions; that this is a business to which a great number of people are attracted and the comfort and convenience of the public is best served by open and unobstructed interiors in department stores; that no new use is intended in that 80½ ft. of residential area which would change the character of the immediate neighborhood; that this department store is the most prominent building in the immediate locality; that in the present case, the public interest and the hardship require the extension of an existing conforming structure into an adjoining lot of a residential use district; that the nature and density of pedestrian and vehicular traffic at the northwest corner of Grand Concourse and Fordham road is a matter of public knowledge and in this connection there is sidewalk traffic in every direction to and from the corner which is now the only point of entrance to the department store; that traffic lights halt the movement in at least two directions at frequent intervals and there are also bus stops; that these traffic conditions tend strongly to augment the number of patrons to the store; that therefore space is urgently required for their better accommodation; that it will be fireproof construction and separated from existing premises by fire walls with openings equipped with fire protected assemblies and will be completely sprinklered with a two-source system; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, as to extension of use in the residence district, and that the applicant had substantiated a basis to warranted exercise of discretion to grant under Section 21 of the zoning resolution, as to extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area regulations of the zoning resolution and that the application be and it hereby is granted on condition that the addition to the building shall be constructed substantially as proposed and as indicated on revised plans marked "Received April 15, 1948," 3 sheets; that the proposed elevation of the building on Creston avenue shall be substantially as indicated on plan marked "Received February 25, 1948," one sheet, on condition that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the existing shipping platform and exterior awning now on Creston avenue shall be completely removed and the existing openings at that point filled with masonry, complying as to design and color with the balance of the building; that the shipping area as proposed shall have closure equipment at the building line and shall be not less than 40 ft. in average depth as shown on revised plan marked "Received April 15, 1948"; that no signs shall be erected on Creston avenue other the necessary directional signs at the off street shipping area; that such signs shall not extend beyond the building line and shall not be illuminated; that the entire new portion of the building shall be sprinklered throughout with a two-source sprinkler system; that no openings shall be constructed in the side or rear walls to the east and west; that closure doors complying with the requirements of the Building Code for party walls shall be constructed and maintained at the openings between the present building and the proposed extension at all floors; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

874-47-BZ

APPLICANT—J. Sarsfield Kennedy, for Cornelius Hearn, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7d of the zoning resolution, to permit in a business and residence use district, the erection of Post Office and stores.

PREMISES AFFECTED—2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (874-47-BZ)

WHEREAS, J. Sarsfield Kennedy, for Cornelius Hearn, owner, filed October 10, 1947, an application under sections 7c and 7d of the zoning resolution, to permit in a business and residence use district, the erection of a Post Office and stores, affecting premises 2239 Troy avenue, east side, 77 ft. north of Avenue N and 2097 Flatbush avenue (Block 7869, Lot 11), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular

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meeting, November 25, 1947, after due notice by publication in the Bulletin and laid over from time to time on request of the applicant and finally laid over to April 20, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Troy avenue is in residence and business use, D area and Class 1 height districts; Flatbush avenue is in business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1947, re N.B. Applic. 1105-47, reads:

"1. The construction of a building for business use, partly within a residence use district is contrary to the Zoning Resolution, Art. II, Sect. 3."

and

WHEREAS, when this application was called for consideration, no appearance was made on behalf of the applicant.

Resolved, that the application be and it hereby is *dismissed* for lack of prosecution.

877-47-BZ

APPLICANT—Philip W. Haberman, Jr., for Leonard S. Gans, Alfred L. Rose and Murray M. Rosenberg, owners (Williams Auction Sales Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1980-1998 Broadway, east side, 156-176 Columbus avenue, west side, from West 67th to West 68th streets, 101 West 67th street and 100 West 68th street (Block 1139, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip W. Haberman, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (877-47-BZ)

WHEREAS, Philip W. Haberman, Jr., for Leonard S. Gans, Alfred L. Rose and Murray M. Rosenberg, owners (Williams Auction Sales Corp., lessee), filed October 7, 1947, an application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, affecting premises 1980-1998 Broadway, 101 West 67th street, 100 West 68th street and 156-176 Columbus avenue (Block 1139, Lot 24), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 3, 1948, after due notice by publication in the Bulletin and laid over for consideration by the Board and for decision; the date to be announced; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway, West 67th street, Columbus avenue and West 68th street are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 18, 1947, on Alt. Applic. 1952-47, reads:

"2. Records do not show approval of portion of lot for parking as stated in Item '9' Spec. Sheet.

3. Proposed parking of more than five motor vehicles in a business district is contrary to Art. II, Sec. 4a—15 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 225 ft. 7 in. frontage by 327.9 ft. in depth (ir-

regular) presently used as a parking lot for a depth of 125 ft. on Columbus avenue frontage; that it is proposed to use the entire plot for the parking and storage of more than five (5) motor vehicles; and

WHEREAS, on January 10, 1939, the Board, under Cal. 573-37-BZ granted on condition under section 7h for a period of two years, to permit for a depth of 125 ft. on the Columbus avenue frontage, the parking and storage of more than five (5) motor vehicles; and

WHEREAS, on March 12, 1940, June 29, 1943, September 11, 1945 and October 15, 1947 the application was reopened and the term of variance was extended for two years; and

WHEREAS, the applicant contends that under the existing conditions, the easterly portion of the premises now used for parking is enclosed with a 6 ft. wire fence, extending along the Columbus avenue frontage and along West 67th and 68th streets for a distance of 100 ft., and thence across the center of the lot from West 67th to West 68th street, thus separating the parking area from the area employed in the used car business; that at the center of the plot, there is a small circular stucco one-story office building approximately 25 ft. in diameter; that curb cuts are in existence on the Columbus avenue, West 67th street and West 68th street frontages of the premises; that the only changes required in connection with the proposed use would be to extend the wire fence so as to enclose the entire property except at the location of the curb cuts, to remove the portion of the existing fence extending across the center of the premises, to remove a flight of steps adjacent to the existing circular office and to remove two small wooden sheds now employed in connection with the used car business; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h, for a term of two (2) years, to permit the plot to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that the premises shall be leveled substantially to the grade of the surrounding streets and the premises shall be arranged as indicated on revised plan marked "Received April 8, 1948"; that the plot shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled and graded for surface drainage; that the entrances shall consist of three, one to West 68th street, one to West 67th street and one to Columbus avenue as shown on revised plans, eliminating the proposed entrance to Broadway; that no openings shall exceed 30 ft. in width as shown, with curb cuts opposite of similar width; that a chain link woven wire fence with anchored steel posts on concrete foundations shall be installed on all street building lines as indicated; that such fence shall not be less than 5 ft. 6 in. above grade; that proper bumpers shall be installed as indicated for protection of the fence; that proper aisles shall be maintained at all times to permit easy entrance and egress; that all existing buildings shall be removed, except the existing one story stucco building toward the center of the plot as indicated; that signs shall be restricted to permanent signs attached to the fence, one at each entrance, advertising only the parking and storage use and the rates charged, and such information as may be required by the Commissioner of Licenses; that such signs shall not be illuminated and shall not extend beyond the building line; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the parking and storage of cars shall be limited to motor vehicles of the pleasure car type, excluding all trucks and other types of vehicles; that this resolution supersedes the resolution adopted by the Board under Cal. 573-37-BZ, which permitted parking on the easterly portion of the plot; that during the term of this variance, the plot shall be occupied for no other use; that all permits shall be obtained and all work completed within six months from the date of this resolution.

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21-47-BZ

APPLICANT—Robert Teichman, for Estate of William Ottmann, owner (Louis Landau, contract purchaser and lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from stable to factory use.

PREMISES AFFECTED—209 East 11th street, northeast corner of Stuyvesant Alley (Block 467, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Robt. Teichman and E. Zicherman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (921-47-BZ)

WHEREAS, Robert Teichman, for Estate of William Ottmann, owner (Louis Landau, contract purchaser and lessee), filed October 20, 1947, an application under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from stable to factory use, affecting premises 209 East 11th street, northeast corner Stuyvesant Alley (Block 467, Lot 58), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 11th street is in a residence and business use, B area and Class 1½ and 2 height district; Stuyvesant Alley is in a residence and business use, B area and Class 1½ and 2 height district and the site is in a residence use, B area and Class 1½ and 2 height district; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1947, re Alt. Applic. 1859-47, reads:

"1. Proposed change of use in a Class 3 building located within a residence use and area 'B' district from a stable to a factory building is contrary to Art. II, Para. 3 and 7-A zoning resolution."

WHEREAS, the applicant states the premises consist of a lot, 27 ft. front by 100 ft. in depth, on which is located a building covering the whole plot, 3 stories (27 ft.) in height, of Class 3 construction; that it is proposed to change the use on 1st and 2nd floors to manufacturing, the 3rd floor now used as workshop, to remain the same; and

WHEREAS, the applicant contends that the property on the east side of the alley, as well as the property in the rear facing the Alley on the east side, is used for business and manufacturing, and the same holds true of the property on the north side of East 12th street, facing the Alley; that the property on the south side of East 11th street, facing the Alley, contains some stores, with a church directly opposite; that the Rector of this church as well as the parish, is heartily in favor of getting rid of the stable, and this opinion holds throughout the neighborhood; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the existing building to be occupied as proposed in conjunction with the existing building to the rear of Lot 12 operated by the Unbreakable Trunk Company

or its successors in the same line of business, on condition that all existing uses shall be terminated and the building shall be occupied throughout as proposed; that the building shall not be increased in height or area; that it shall comply in all other respects with all laws, rules and regulations applicable thereto; that any openings constructed between this building and the building on Lot 12 shall be protected with fire doors, as required by the Code; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that no shipping of material shall take place on East 11th street; that all permits required shall be obtained and all work shall be completed within six (6) months from the date of this resolution.

1031-47-BZ

APPLICANT—Burke, Morrison and Green, for Alfio Longhitano, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant, to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales for a term of ten years.

PREMISES AFFECTED—128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: J. J. Fitzsimons and A. Longhitano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, J. J. Saunders, Board of Education and E. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1031-47-BZ)

WHEREAS, Burke, Morrison and Green, for Alfio Longhitano, owner, filed December 4, 1947, an application under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change of occupancy and demolition of existing concrete block manufacturing plant, to the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and accessory sales, for a term of ten (10) years, affecting premises 128-11 to 128-19 North Conduit avenue and 135-44 to 135-54 129th street, northwest corner (Block 11862, Lots 57, 59 and 60), South Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin and laid over to April 20, 1948, for an inspection by a committee of the Board and for decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that North Conduit avenue is in a residence use, F area and Class ½ height district; 129th street is in a residence use, F area and Class ½ height district; and the site is in a residence use, F area and Class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1947, re N.B. Applic. 5373-47, reads:

"1. The erection of a gasoline service station with lubrication, auto washing, office and accessory sales use in a residence district is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 101.91 ft. frontage by 111.66 ft. in depth, irregular, on which is located a building, 40 ft. by 20 ft., one story

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in height, of concrete block and frame construction, used as a concrete block manufacturing plant; that it is proposed to demolish the existing building and discontinue the concrete block manufacturing; that it is proposed to erect a building, 60 ft. front by 28 ft. in depth, of Class 3 construction, one story (15 ft.) in height, to be used as a gasoline service station, lubritorium, auto washing, office and accessory sales use; and

WHEREAS, the colonial brick building will have a slate roof and will be set in the center of the plot, well back from all street and lot lines; that a rear yard approximately 40 ft. deep, with shrubbery and planting, will provide an effective screen between the station and the property to the north; that the 100 ft. of property to the west, under the same ownership as the site, will no longer be used for cement block manufacturing, but will be developed only with conforming uses; that the property across 129th street opposite the site is now devoted to a non-conforming use—a toy and novelty factory; that to the south, the Sunrise highway and North and South Conduit avenues provide a space of 350 ft. to the nearest property which can be built upon, with no vehicular cross traffic at 129th street; that there will be no entrance from 129th street, but instead, this entire frontage will be attractively fenced and planted to maintain the residential character of the side street; that as indicated by the amount of vacant land along the highway, as compared with the residential development of the side streets, it is obvious that the heavily traveled North Conduit avenue is not attractive for residential use; that there is a very definite and real need and demand for a service station in this area; that the nearest station on North Conduit to the east is at 144th street, three-quarters of a mile away and the nearest station to the west is at 99th place, more than a mile from the site; that there was a service station at Van Wyck boulevard, northeast corner of North Conduit avenue, which station served some of the demand that will be satisfied by the proposed site; that this station at Van Wyck boulevard however, has been discontinued, and condemned due to the construction of the new Van Wyck expressway; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions c and e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, on N.B. Applic. 5373-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1053-47-BZ

APPLICANT—Lama and Proskauer, for John F. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John F. McKenna.

For Opposition: Olga Moller, M. A. Leary and A. Tweedy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1053-47-BZ)

WHEREAS, Lama and Proskauer, for John F. McKenna, owner, filed December 3, 1947, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area, district, the erection and maintenance of a commercial building (storage warehouse), using more than the area permitted and without the required rear yard, affecting premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin and laid over to April 13, 1948, for an inspection by a committee of the Board and for decision and again laid over to April 20, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that King street is in a residence and business use, D area, Class 1 height district; Richards street and the site are in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1947, on N.B. Applic. 1352-47, reads:

"1. Proposed warehouse to be erected on premises located in a residence zone is contrary to Article II, Section 3 of the Zoning Resolution.

2. Proposed building to occupy entire area of the lot on premises located in a 'D' area zone is contrary to Article IV, Section 14c of the Zoning Resolution.

3. Comply with Section 17 of the Zoning Resolution as to providing a rear yard."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 ft. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a building to cover the entire plot, one story (13 ft. 4 in.) in height, of Class 3 construction, to be used as a storage warehouse for incombustible materials; and

WHEREAS, the applicant contends that directly across the street, Block 546, Lot 51 is improved with a one story masonry factory; Block 545, Lot 10 is a 3 story brick building used as iron works; Block 556, Lots 24 and 27 are one story public garages; Block 545, Lot 26 is improved with a store and dwelling; Block 547, Lot 1 is improved with store and dwelling; Block 556, Lot 23 is improved with store and dwelling; Block 555, Lot 20 is a two story brick office building; that all of these uses were established prior to the change of zone from unrestricted to residence use which change of zoning was on May 29, 1939; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, as to use, of the zoning resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, as to area, of the zoning resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, as to use, and under Section 21, as to extension of area, for a term of ten years to permit the erection of a building for the use as proposed and as indicated on plans filed with this application marked "Received December 3, 1947," 3 sheets, *on condition* that the building shall be occupied only as proposed and as indicated on such plans; that no windows or other openings shall be erected on the interior or rear lot lines; that the entrance to the building shall be as proposed, with a curb cut opposite not exceeding 20 ft. in width; that in all other respects, the building

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and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1061-47-BZ

APPLICANT—Julius Fishkind, for Marty Liebowitz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a sheet metal and roofing supply shop, using more than the area permitted.

PREMISES AFFECTED—206-214 Caton avenue, south side, 40 ft. east of East 2nd street (Block 5325, Lots 3 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Julius Fishkind.

For Opposition: L. D. Freund, J. Rothafel, E. F. Smith, H. P. Smith, J. Sheridan, H. A. Fisher and Patrick J. Kane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1061-47-BZ)

WHEREAS, Julius Fishkind, for Marty Liebowitz, owner, filed December 12, 1947, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a sheet metal and roofing supply shop, using more than the area permitted, affecting premises 206-214 Caton avenue, south side, 40 ft. east of East 2nd street (Block 5325, Lots 3 and 5), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Caton avenue, East 2nd street and site are all in residence use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 14, 1947, re N.B. Applic. 712-47, reads:

"1. The construction of a bldg. for business purposes within a residence use district is contrary to the Zoning Res. Art. II, Sect. 3.

2. The proposed bldg. exceeds the area permitted in a D area district by the Zoning Res. Art. IV, Sect. 14."

and

WHEREAS, the applicant states the premises consist of a plot 80 ft. front by 100 ft. in depth, presently vacant; that it is proposed to erect a building 80 ft. front by 90 ft. in depth, one story (13 ft.) in height, of Class 3 construction, to be used for the storage of roofing supplies and for the fabrication of small roofing equipment and office; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7c of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution.

Resolved, that the decision of the borough superintendent on N.B. Applic. 712-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1095-47-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Anna Callion, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: N. Lederer and Mr. Callion.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1095-47-BZ)

WHEREAS, Norman Lederer and Leonard Joseph, for Anna Callion, owner, filed December 19, 1947, an application under section 21 of the zoning resolution, to permit in residence and business use, D area districts, the extension to an existing building using more than the area permitted, affecting premises 413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting April 6, 1948, after due notice by publication in the Bulletin and laid over to April 20, 1948, for an inspection by a committee of the Board and for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 129th street is in residence and business use, D and E area, Class I height districts; Newport avenue is in a residence use, D and F area, Class 1 height districts; the site is in a business use, D and F area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1947, on Alt. Applic. 2219-47, reads:

"1. Proposed extension is contrary to section 14 of Zone resolution, and occupied excessive."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 110 ft. in depth, on which is located a building 20 ft. front by 37 ft. 2 in. in depth, two stories (30 ft.) in height, of Class 3 construction, presently used as a tailor shop and dwelling; that the existing building is located on the rear of the plot; that it is proposed to extend the existing building to the front building line of the plot on the first floor 62 ft. 10 in., to be used as a tailor shop; that it is further proposed to erect a second story on the front portion of the lot to a depth of 37 ft.; that the 2nd story portion will be 30 ft. in height; that the completed building will be of Class 3 construction; that the second story at front will be used as a dwelling; and

WHEREAS, the applicant contends that in 1929 the owner had plans prepared and approved by the Department of Housing and Buildings in Queens for the erection of a building on the front of the plot, but due to financial conditions at that time, was unable to proceed with the erection; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, as to area, of the zoning resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does

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hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the extension of area and enlargement of the building as proposed and as indicated on revised plans marked "Received April 16, 1948"; *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the 3 ft. passage from the stair leading from the apartment at the rear shall be maintained through to Beach 129th street, as indicated on such revised plan marked "Received April 16, 1948"; that the space at the rear marked "yard" within the residence district shall remain vacant and unbuilt upon; that the present building as to the rear shall not be extended; that a straight ladder shall be erected and maintained from the porch leading to the ground as a second means of exit from the rear apartment; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as to the store occupancy as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

33-48-BZ

APPLICANT—Robert J. Farrington, for 915 Sherman Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 7f of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a public garage for more than five (5) motor vehicles.

PREMISES AFFECTED—921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Farrington, A. B. Bates and A. Alkoff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (33-48-BZ)

WHEREAS, Robert J. Farrington, for 915 Sherman Avenue Corp., owner, filed January 13, 1948, an application under sections 7b, 7c and 7f of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a public garage for more than five (5) motor vehicles, affecting premises 921 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, February 25, 1948, after due notice by publication in the Bulletin and laid over to March 16, 1948, for further consideration, then laid over to April 13, 1948, for an inspection by a committee of the Board and finally laid over to April 20, 1948, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Sherman avenue is in a business and unrestricted use, B area and Class 1¼ height district; East 163rd street is in a business use, B area and Class 1¼ height district; Sheridan avenue is in a business and unrestricted use, B area and Class 1¼ height district and the site is in a business and unrestricted use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent,

dated January 9, 1948, re amendment to N.B. Applic. 828-47, reads:

"1. Proposed storage garage for more than five motor vehicles located partly in an unrestricted use district and partly in a business use district is contrary to Art. II, Sec. 4(a) 15 and 46 zoning resolution."

and

WHEREAS, the applicant states that it is proposed to erect a building 75 ft. front by 100 ft. in depth, one story (15 ft. 8 in.) in height, of Class 3 construction, to be used as a garage for more than five motor vehicles; that the building will be erected on the southerly 75 ft. of the plot and that it is proposed to use the cellar and 1st floor for the storage of motor vehicles; and

WHEREAS, the applicant contends that the owner will be required to leave a 4 ft. open space on the north side of the building for an exit to the street for the cellar and 1st floor of the new structure, which means that the actual extension into the business use district will be 27 ft. for the building and exits; that the reasons for the application are that the owner cannot construct a building of usable size on the portion of the plot that is wholly within the unrestricted district; that the property to the south and to the east of these and the two story automobile repair shop running the full length of the block and occupied by the Falcon Buick Company is directly opposite these premises, so that the proposed structure is consistent with the type and occupancy of the adjoining buildings; that Sherman avenue from a point 51 ft. south of East 163rd street on east side to East 161st street is devoted entirely to auto storage and service purposes; that directly south of this block is the Melrose yard of the New York Central Railroad which yards extend from Sheridan avenue to Grant avenue; that the adjoining property to the west is being built up with new apartment houses and will probably be wholly built with the same type in the near future and this garage for pleasure cars is not only needed now, but to cover additional requirements for garage space to accommodate new buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under 7c, to permit extension of the proposed building into the more restricted district as proposed, and as indicated on plans filed with this application marked "Received January 13, 1948" 4 sheets, and "March 4, 1948," 1 sheet, only so far as it has reference to a storage garage with accessory sales of gasoline within the garage as proposed, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the boiler room shall be separated from the balance of the building by fireproof construction, and enterable only from the exterior as indicated; that the access to the cellar by means of the 4 ft. passage to the north shall be maintained as thereon shown; that this area shall be cement paved and a substantial woven wire fence shall be erected along the building line to the north; that no windows shall be erected on the lot lines to the south or west; that any windows erected on the northerly line shall be fireproof and self-closing; that any skylight erected in the roof shall be not nearer than 25 ft. to the westerly lot line; that accessory sale of gasoline shall be confined to one 550 gallon gasoline storage tank and one pump, located where shown; that there shall be no signs on the building advertising the sale of gasoline; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no motor vehicle repairing shall be carried on; that such portable fire fighting appliances shall be maintained throughout as the fire commissioner shall direct; that entrance to

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the building shall be as shown, with curb cuts opposite each not exceeding 15 ft.; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

65-48-BZ

APPLICANT—Lama and Proskauer, for J. A. Kennedy Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from gasoline service station and two public garages (one previously granted by the Board) sales and display of new and used cars, office and store to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store.

PREMISES AFFECTED—790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James A. Kennedy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (65-48-BZ)

WHEREAS, Lama and Proskauer, for J. A. Kennedy Realty Corp., owner, filed January 20, 1948, an application under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from gasoline service station and two (2) public garages (one previously granted by the Board), sales and display of new and used cars, office and store to garage for more than five (5) motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store, affecting premises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin and laid over to April 20, 1948, for an inspection by a committee of the Board and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Coney Island avenue is in a business use, C area, Class 1 $\frac{1}{4}$ height district; Cortelyou road is in a business use, C area, Class 1 and Class 1 $\frac{1}{4}$ height district; the site is in a residence and business use, C area, Class 1 and Class 1 $\frac{1}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated January 16, 1948, on Alt. Applic. 4854-47, reads:

"1. Changing and extending the uses from garage for more than 5 cars, sale & display of new & used cars, gas station, offices & store to garage for more than 5 cars, motor vehicle repair shop, auto servicing of new & used cars, gas station, body & fender work, painting & spraying & welding & office and store in a Business & Residential use district, is contrary to Art. II, sects. 3 & 4a of Zone Resolution. Refer to Cal. Nos. of B.S.A's. 569-23-BZ & 930-23-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 240 ft. 7 $\frac{3}{4}$ in. frontage by 145 ft. 10 $\frac{1}{4}$ in. in

depth, irregular, on which are located three buildings: Building No. 1, 120 ft. 4 in. front by 145 ft. 10 $\frac{1}{4}$ in. deep, one story (15 ft.) in height, of Class 3 construction, gasoline service station and garage for more than five cars; Building No. 2, 40 ft. 1 $\frac{1}{4}$ in. front by 100 ft. in depth, 1 story (15 ft.) in height, of Class 3 construction, sale and display of new and used cars; Building No. 3, 80 ft. 2 $\frac{1}{2}$ in. front by 125 ft. in depth, one story and mezzanine (22 ft.) in height, of Class 3 construction, public garage; that it is proposed to connect all three buildings by installing a 3 ft. by 7 ft. opening between each building with one and one-half hour fireproof self-closing doors on each side of opening; that Building No. 1 is to be used as gasoline service station, garage for more than five motor vehicles; that Building No. 2 is to be used for storage and sales of auto parts; that Building No. 3 will be used as a garage for more than five motor vehicles, office and store; that Buildings 1 and 3 will have proposed motor vehicle repair shop, servicing of new and used cars, body and fender repairs, painting, spraying and welding, added to their existing uses; and

WHEREAS, the applicant contends that the Kings County Buick Corporation who will occupy these premises, maintains its establishment in a very efficient manner; that no structural changes are contemplated; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7c and 7i of the zoning resolution, to permit the occupancy of the buildings by the Kings County Buick Corp. as proposed as a service station for cars dealt in by that agency, and to permit minor repairing in connection with such agency as proposed and as indicated on plans filed with this application marked "Received January 20, 1948," 4 sheets; that the buildings shall not be increased in height or area and in all other respects, shall comply with all laws, rules and regulations applicable thereto and the resolutions adopted by the Board under Cals. 569-23-BZ and 930-23-BZ; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution and that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct.

67-48-BZ

APPLICANT—Max Horn, for Nameoke Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the conversion of existing bathing locker space on first floor to bowling alleys.

PREMISES AFFECTED—114-02 to 114-18 Ocean promenade, north side, from Beach 114th to Beach 115th streets (Block 659, Lot 30), Rockaway Park, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and I. Jarcowitz.

For Opposition: N. Doody, J. Shaw, Mr. Schwartz, M. Goldberg and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't. of Parks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (67-48-BZ)

WHEREAS, Max Horn, for Nameoke Realty Co., owner,

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filed January 20, 1948, an application under section 7a of the zoning resolution, to permit in a residence use district, the conversion of existing bathing locker space into bowling alleys, lunch counter and bar on 1st floor, affecting premises 114-02 to 114-08 Ocean promenade, north side, from Beach 114th to Beach 115th streets (Block 659, Lot 30), Rockaway Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Ocean promenade is in a residence and business use, C area and Class 1 height district; Beach 114th street and Beach 115th street are in a residence use, C area and Class 1 height district; the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1948, re Alt. Applic. 2908-47, reads:

"1. Conversion of bathing locker space, located in a residence use district, to lunch counter, bar and bowling alleys is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 200 ft. frontage by 280 ft. in depth, irregular on which is located a building 200 ft. front by 182 ft. 6 in. in depth, irregular, 3 stories and pent house (36 ft.) in height, of Class 1 construction, presently used as bath house and stores and that it is proposed to use the major portion of the first floor as bowling alleys (97 ft. by 200 ft.); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed there was no justification for the exercise of its discretion under section 7a of the zoning resolution.

Resolved, that the decision of the borough superintendent, on Alt. Applic. 2908-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

80-48-BZ

APPLICANT—Gustave Goldman, for Twin Maple Construction Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C and D area district, the erection and maintenance of a building using more than the area permitted, to be used as stores and offices.

PREMISES AFFECTED—2801-2815 Nostrand avenue, southeast corner of Kings highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and Wm. Brafman.

For Opposition: A. Levitan and N. Trepner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (80-48-BZ)

WHEREAS, Gustave Goldman, for Twin Maple Construction Co., Inc., owner, filed January 29, 1948, an application under section 21 of the zoning resolution, to permit in a business use, C and D area district, the erection and maintenance of a building using more than the area permitted, to be used as stores and offices, affecting premises 2801-2815 Nostrand avenue, southeast corner of Kings highway and 1474-1486 East 31st street (Block 7692, Lot 94), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 23, 1948, after due notice by publication in the Bulletin and laid over to April 20, 1948, for an inspection by a committee of the Board and for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in a business use, C and D area and Class 1 height district; Kings highway is in a residence and business use, C area and Class 1 height district; East 31st street is in a residence and business use, C and D area and Class 1 height district; the site is in a business use, C and D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 22, 1948, re N.B. Applic. 27-48, reads:

"This proposed building located partly in a 'C' and partly in a 'D' area district exceed the area of the lot permitted by the zoning resolution. Art. IV, Sects. 13 and 14."

and

WHEREAS, the applicant states the premises consist of a plot 129 ft. 2 in. frontage by 75 ft. 4 in. in depth, irregular, presently vacant; that it is proposed to erect a building covering the entire plot, two stories (23 ft. 6 in.) in height, of Class 3 construction, with stores on the first floor and offices on the second floor; and

WHEREAS, the applicant contends that to use only 75% under sections 13 and 14 the building would be too small to cover his investment in land and new construction; that adjoining the rear lot line is a brick wall of a motion picture theatre which has no court for light and ventilation; that this applicant should receive equal rights and not be compelled to leave a court against a brick wall; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to area, to permit the construction of the building substantially as proposed and as indicated on plans filed with this application marked "Received January 29, 1948," 5 sheets, except that there shall be left unbuilt upon along East 31st street a space of not less than 10 ft. in width starting at the southerly end and extending northerly to within 50 ft. of Kings highway; that such space shall have lawn treatment and shrubbery and with protecting concrete curbing and concrete walks to the rear store entrances as proposed and entrances to cellar constructed against the building wall; that any toilet rooms located at the easterly wall and ventilated to the outer air shall have ventilating windows with the sills not less than 5 ft. 6 in. above curb grade; that there shall be no openings on the lot lines to the south; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

127-48-BZ

APPLICANT—Harry S. Kohl, for 448 86th Street Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—450 (448 displayed) 86th street, south side, 377 ft. 1¾ in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

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APPEARANCES—

For Applicant: H. S. Kohl, Morris Cohen and L. Ott.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (127-48-BZ)

WHEREAS, Harry S. Kohl, for 448 86th Street Realty Corp., owner, filed February 11, 1948, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 450 (448 displayed) 86th street, south side, 377 ft. 13/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin and laid over to April 20, 1948, for an inspection by a committee of the Board and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that 86th street, 4th avenue and site are all in business use, C area and Class 1 1/4 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1948, re Alt. Applic. 109-48, reads:

"1. Proposed extension to existing bldg. in a business use district 'C' area district exceeds the limits permitted under Art. IV, Sect. 13, sub. (b)."

and

WHEREAS, the applicant states that the premises consist of a plot 20 ft. front by 100 ft. in depth on which is located a building 20 ft. front by 79 ft. in depth (1st floor) 55 ft. in depth (second floor), 2 stories (24 ft. 6 in.) in height, of Class 3 construction, presently used as a store on 1st floor, dwelling on 2nd floor; that a lean-to 12 ft. by 12 ft. is attached to rear at first floor; that it is proposed to construct an extension 21 ft. in depth, 12 ft. in height of Class 3 construction to be used as a ladies' specialty shop and to use existing second floor for limited office facilities and rest rooms for sales staff of 6 persons; that the second floor will be strengthened to meet the requirements of the Building Code; and

WHEREAS, the applicant contends that the adjoining properties to the east of site, such as Lots 27 to 33 inclusive, and to the west Lot 25, are at present built upon the full 100 ft. depth of their respective lots on the first floor; that the adjacent property to the rear, a 1-story garage, is built upon the full 100 ft. depth of the lot; that the side walls of the adjoining properties and the rear wall of the adjacent property are a minimum height of 15 ft. high, of unpierced brick, which entirely enclose the rear yard in question, from which there is no means of escape or egress; that a yard, conforming to C area district requirements would create an unsanitary condition, as evidenced by present accumulation of refuse and rubbish; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 as to area, of the zoning resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the extension of the building as proposed and as indicated on plans filed with this application marked "Re-

ceived March 22, 1948," 4 sheets, on condition that a double rung ladder leading to a scuttle in the roof shall be maintained as proposed and in addition, an opening shall be maintained at the street line on the second floor as indicated on revised plans filed at this hearing marked "Received April 28, 1948," for access to the second story; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. 128-48-A.

APPEALS FROM ADMINISTRATIVE DECISIONS

242-47-A

APPLICANT—Alden B. MacNeil, for Ridgewood Real Estate Corp., owner (Rimax Knitting, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for inspection by a committee of the Board in conjunction with Cal. 241-47-BZ.

184-48-A

APPLICANT—Alfred Gross, for Union Land Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115, Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

APPEARANCES—

For Applicant: Alfred Gross, Henry Vollmer, Jr. and George M. Gross.

For Opposition: Sophie Ratsky, Hermine Corlis, Samuel Arnold and Albert Kaufman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over for further consideration by the Board after the applicant files additional plans; date of decision to be determined.

186-48-A

APPLICANT—Alfred Gross, for Union Land Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast

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corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

APPEARANCES—

For Applicant: Alfred Gross, Henry Vollmer, Jr. and George M. Gross.
For Opposition: Sophie Ratsky, Hermine Corlis, Samuel Arnold and Albert Kaufman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over for further consideration by the Board after the applicant files additional plans; date of decision to be determined.

896-47-A

APPLICANT—Lawrence M. Rothman, for H.A.M. Realty Corp., owner (Jacob Herrlich Sons, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1963-1967 Grand Concourse, southwest of East 179th street (Block 2808, Lots 44 and 45), Borough of The Bronx.

APPEARANCES—

For Applicant: J. V. McKee.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1009-47-A

APPLICANT—Frank Randazzo, for Vincent Roselli, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—911 4th avenue, east side, 83 ft. 10 in. south of 91st street (1st floor); (Block 6087, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Antonelli.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn. Order 7072-C, this basis of the appeal, has been rescinded and a new order has been issued; that upon inspection, it was found that all portable tanks except four (4), have been removed from the premises.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

387-47-A

APPLICANT—Ernest Alicandri, for Harry A. Pollack, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4700 Surf avenue, northwest corner of Beach 47th street (1st floor); (Block 7036, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Alicandri and Harry A. Pollack
For Opposition: David Finkelstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (387-47-A)

WHEREAS, Ernest Alicandri, for Harry A. Pollack, owner, filed April 28, 1947, an appeal from a decision of the borough superintendent, affecting premises 4700 Surf avenue, northwest corner of Beach 47th street, 1st floor, (Block 7036, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1947, on Alt. Applic. 195-46, reads:

"3. Proposed frame structures along rear lot line and proposed frame extension to nursery school are contrary to Section 4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is one story, 7 ft. 3 in. and 9 ft. in height, 14 ft. 1 in. and 15 ft. by 6 ft. 8 in. and 4 ft. 8 in. in area, Class 4 construction, located on a lot 87.80 ft. by 150 ft. in area, in a residence use, E area, Class 1 height district, erected in 1926; used and occupied as a dwelling; proposed to be used and occupied for a nursery school (playroom) for children under six years of age with an occupancy of thirty (30) persons; and

WHEREAS, Violation 611-47 was issued for:

"Deviation from approved plans and plot diagram.

Boiler room extension and vestibule erected size 15' 9" x 6' 9" 2" x 4" wood studs metal lath and cement stucco, not shown on plans.

Frame locker room extension erected size 14' x 6' 4" not shown on plans.

Frame toy storage room erected 15' x 4' 6", not shown on plans.

Frame locker room erected 14' 6" x 4' 6" not shown on plans."

and

WHEREAS, the actual dimensions of the existing and proposed conditions are as shown on plans filed with application for a zoning variance under Cal. No. 386-47-BZ; and

WHEREAS, the applicant states that the locker and storage rooms on the rear lot lines are not to be used for public assemblage; that Section 4.2.1 permits the frame structures less than 600 sq. ft. in area for public use; that the frame addition to the school will be of a temporary nature and used to house two low-pressure, low-temperature gas fired boilers and for the storage of canned food products; and

WHEREAS, the applicant contends that plans have been filed for a new building to be erected adjoining the existing school and which will contain a boiler room to heat both buildings, at which time this temporary extension will be demolished; that due to the high cost of building construction and financial reasons it is now impossible for the owner to proceed at this time; that it is therefore requested that the Board permit the use of the structures on the rear of the lot and grant a temporary permit for the addition to the nursery school; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 195-46, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied* (see 386-47-BZ).

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1075-47-A

APPLICANT—Sloane Pen Company, for 514 West 147th Street Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—514 West 147th street, south side, 250 ft. west of Amsterdam avenue (7th floor); (Block 2078, Lot 19—old Lot 43), Borough of Manhattan.

APPEARANCES—

For Applicant: R. B. Sloane.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1075-47-A)

WHEREAS, Sloane Pen Company, for 514 West 147th Street Corporation, owner, filed December 11, 1947, an appeal from a decision of the fire commissioner, affecting premises 514 West 147th street, south side, 250 ft. west of Amsterdam avenue (Block 2078, Lot 19), 7th floor, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated September 23, 1947, reads:

"In reply to your letter of September 17th, please be advised that the Administrative Code prohibits the use of fluorescent lighting in a nitro-cellulose occupancy. Relief from this decision may be sought from the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 7 stories, 103 ft. in height, 50 ft. by 99 ft. 11 in. in area, on a lot 50 ft. by 199 ft. 10 in., of fireproof construction, erected in 1912, located in a residence use B area Class 1½ height district, and used and occupied since 1946 as follows: Cellar, storage; 1st floor, storage; 2nd floor, manufacturing aprons, etc., 20 persons; 3rd floor, manufacturing shoes and slippers, 25 persons; 4th floor, manufacturing goggles and lenses, 15 persons; 5th floor, manufacturing brassieres, 15 persons; 6th floor, manufacturing luggage, 12 persons; 7th floor, manufacturing fountain pens, 30 persons; that no change in use or occupancy is now proposed; that the building is provided with a two source sprinkler system, an approved standpipe system, one interior 3 ft. 4 in. wide steel and concrete fireproof enclosed stairs, equipped with fireproof self-closing doors and one fire tower; that there are two fire escapes on the rear of the building facing West 146th street extending to roof by stair and to yard by stair with egress to street through open lot; that window and door openings on the course of the fire escape are fireproof self-closing; that the adjoining buildings are 60 ft. and 65 ft. in height respectively; and

WHEREAS, the applicant contends that it is engaged in the manufacture of fountain pens and mechanical pencils made of Butyrate and cellulose acetate and a small portion of the material is produced of celluloid; that permit 42499 was issued by the Fire Department for the storage of 8,000 lbs. of celluloid; that due to close tolerances in the manufacturing process it is necessary to have uniform light and the present incandescent fixtures do not provide sufficient light although high wattage bulbs are used; that the use of celluloid represents a small part of the total volume of business; that such material when not in actual processing is stored in an approved fireproof vault; that the clear distance between the lighting fixtures and the work is such that no celluloid scrap possibly could come in contact with the fluorescent lights; that only such fluorescent lighting fixtures as are approved by the various agencies having jurisdiction will be installed and the complete installation will be performed by a licensed electrical contracting firm

in accordance with the administrative rules and regulations; that the building is fully fireproof, equipped with a sprinkler system and standpipe system; that the occupancy in question is on the top floor; it is therefore requested that the Board permit the installation of the fluorescent lighting fixtures as herein proposed.

Resolved, that the decision of the fire commissioner dated September 23, 1947 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that fibre guards shall be installed to prevent dropping of the tubes or such other means as is satisfactory to the fire commissioner.

128-48-A

APPLICANT—Harry S. Kohl, for 448 86th St. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—450 (448 displayed) 86th street, south side, 377 ft. 1¾ in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. S. Kohl, Morris Cohen and L. Ott.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (128-48-A)

WHEREAS, Harry S. Kohl, for 448 86th Street Realty Corporation, owner, filed February 11, 1948, an appeal from a decision of the borough superintendent, affecting premises 450 official (448 displayed) 86th street, south side, 377 ft. 1¾ in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1948, on Alt. Applic. 109-48, reads:

"2. Provide stairway at least 3 ft. in width enclosed in a partition with a fire resistive rating of at least one hour. Stairway shall lead directly to the street and to the roof and comply in all respects with the requirements of C26-292, of the Administrative Code."

and

WHEREAS, the applicant states that the building is two stories, 24 ft. 6 in. in height; 20 ft. by 79 ft. in area at 1st floor; 20 ft. by 55 ft. in area at 2nd floor, of Class 3 construction; erected 1922; located on a lot 20 ft. by 100 ft. in area; in a business use A area, Class 1¼ height district, used and occupied since 1936: cellar, ordinary; 1st floor, store, 6 persons; 2nd floor, dwelling, 1 family, proposed to be used and occupied: cellar, same; 1st floor, store, 16 persons; 2nd floor, office, 2 persons; that the building is provided with one 3 ft. wide wood stairs, enclosed in partitions of studs, lath and plaster, equipped with wood doors which are not self-closing; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the 2nd floor will be used for a limited office and for rest rooms for the staff; that since now full staff work or selling will take place on this floor a stair to street will not serve the purpose for which such a means of egress is intended; that the owner maintains full office facilities at 104 East 25th street, New York City; that it is intended to remove the present stair and build a new iron stair in a place where the staff can gain access from the 1st to 2nd floor rest rooms without going out into the street; that the proposed stair will be enclosed in fire retarded partitions and doors and will meet all requirements of C26-292.0 of the Administrative Code, except for access directly to street; and

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WHEREAS, CO 109704, issued January 3, 1944, permits the use and occupancy of the building as follows: cellar, ordinary; 1st floor; restaurant, 71 persons; 2nd floor, dwelling, 1 family.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 109-48, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing stairway as indicated on plans filed with the companion zoning case, 127-48-BZ, shall be maintained with a straight double rung ladder to roof as indicated thereon, and in addition means shall be provided for access to the roof of the proposed rear extension from the windows at the second story level; that an opening shall be maintained on the front wall as indicated on revised plan marked "Received April 20, 1948"; that this variance shall continue only so long as the premises are not increased in height or area and are maintained for the uses as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the variance granted under Cal. 127-48-BZ; that a new certificate of occupancy shall be obtained.

137-48-A

APPLICANT—The Long Island Railroad Company, owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Atlantic avenue, north side, 680 ft. east of 121st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (137-48-A)

WHEREAS, The Long Island Railroad Company, owner, filed February 10, 1948, an appeal from an order and decision of the fire commissioner, affecting premises Atlantic avenue, north side, 680 ft. east of 121st street (Block 9375, Lot 58), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, and laid over to April 20, 1948 for inspection by a committee of the Board and for further consideration; and

WHEREAS, when this case was called for consideration, there was no appearance on behalf of the applicant.

Resolved, that this appeal be and it hereby is *dismissed*.

283-48-A

APPLICANT—Paul Friedman, for Granada Hotel Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—13-19 Lafayette avenue, 256-264 Ashland place, northwest corner and 83-91 Rockwell place (cellar and 1st floor); (Block 2107, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and James F. Burchell.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (283-48-A)

WHEREAS, Paul Friedman, for Granada Hotel Corp., owner, filed March 25, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 13-19 Lafayette avenue, 256-264 Ashland place, northwest corner, running through to 83-91 Rockwell place (Block 2107, Lot 36), cellar and 1st floor, Borough of Brooklyn; and

WHEREAS, Order 9666-LC issued by the fire commissioner August 5, 1947 and repeated in a decision of the fire commissioner dated March 16, 1948 reads:

"With reference to your application dated March 26, 1947, for a permit to store 1900 gallons of distilled liquors and alcohol at above premises, this department is without power to grant such a permit for the following reason:

'Chapter 19-126.0-1, Administrative Code, provides that no permit shall be issued for the storage of distilled liquor, spirits or alcohols in any building which is situated within 50' of the nearest wall of any building occupied as a place of public amusement or assembly.'

1. You are, therefore, ordered to reduce the storage of distilled liquors, spirits or alcohol to a quantity aggregating not more than 10 barrels, of fifty gallons each."

and

WHEREAS, the applicant states that the building consists of a main building, 15 stories in height, erected in 1926, for which C.O. 47226-27 was issued, permitting the following use and occupancy: cellar, boiler room and storage; 1st floor, stores, lobbies, main kitchen and dining room; 2nd to 15th floors, apartment hotel, and an annex building which is the building in question and which is one story, 20 ft. in height, 80 ft. and 100 ft. by 138 ft. 11 in. irregular in area, of Class 1 construction, erected in 1946, located in a business use B area district, used and occupied: cellar, catering rooms, lounge, lavatories, kitchen and storage, 472 persons; 1st floor, catering rooms and kitchen, 963 persons; that upon completion of the annex building C.O. 114440 was issued May 27, 1946 for the combined structures, classifying them as of fireproof construction, Class B hotel; that the annex building is provided with three stairs of fireproof construction, one 4 ft., one 5 ft. 6 in. and the other 7 ft. in width, and one fire escape from cellar to street; and

WHEREAS, Violation issued by the Division of Housing January 15, 1947 contained items 4 to 26; and

WHEREAS, the applicant contends that work is in progress under Alt. 5242-46 to comply with the requirements of the Division of Housing; that the order of the fire commissioner should be modified to permit the storage of 1900 gallons of liquor in bottles for the reason that section C19-126.0.1 is not intended to refer to the storage of liquor in bottles in the storage room of a hotel; that the requirement for obtaining a permit under section C19-125.0 provides in part that it shall be unlawful to store or keep distilled liquors, spirits or alcohols in quantities aggregating more than 10 barrels of 50 gallons each without a permit, and Section C19-126.0.1 imposes additional restrictions on the issuance of such a permit; that Section C19-126.0.1 is not applicable to the instant case since it was intended to regulate only the processing of distilled liquors, spirits or alcohol and the storage in barrels and was not intended to regulate liquor storage in bottles by a hotel for consumption on the premises; that in the event the Board deems C19-126.0.1 applicable it is submitted that this is an appropriate case to modify the order as the limitation of liquor storage to 500 gallons imposes a practical difficulty and unnecessary hardship; that the liquor is stored in glass bottle containers, usually not over one-quart capacity, in a fireproof building, in a fireproof storage room in the cellar; that the building is equipped with fire extinguishers and a watchman's clock system.

Resolved, that the decision of the fire commissioner as to Order 9666-LC, Item 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*

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that the distilled liquor and alcohol stored on the premises shall be as proposed and as indicated on plans filed with this appeal marked "Received March 25, 1948," four sheets; that the building in which such liquor is stored shall be an integral part of the hotel and not rented to other tenants; that the liquor in question shall be the normal stock of liquor stored in the hotel for sale to its guests and that all such liquor shall be stored in bottle form; that such portable firefighting appliances shall be maintained within the extension in which the liquor storage room is contained as the fire commissioner shall direct.

MATERIAL SUBMITTED FOR APPROVAL

1025-47-SM

APPLICANT—Zapon Keratol Division of Atlas Powder Company, owner.

SUBJECT—Kerazon V-306, V-324, V-325, V-320 Flame Resistant, resin coated fabric, Approval of.

APPEARANCES—

For Applicant: George Begam and Harold Gordon.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1025-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 1, 1948.

Re: Cal. 1025-47-SM.

Subject: Kerazon Flame Resistant Resin Coated Fabrics, Approval of.

The Zapon Keratol Division, Atlas Powder Company of Stamford, Connecticut, filed December 2, 1947, an application with the Board of Standards and Appeals for approval of Kerazon flame resistant resin coated fabric under the provisions of C26-178.0.b and C26-721.0.B and C26-726.0.A of the Administrative Building Code, the Rules of the Board, Test of Fire Resistive, Flameproof Material, etc., adopted under Cal. #294-40-SR.

Description

The base cloth is a standard cotton sateen weighing 9.72 ozs. per sq. yard which is flameproofed by impregnating the cotton fibres with a material called Flame Retardant CM made by E. I. du Pont de Nemours Company, Inc., which was approved under Cal. #822-40-SM. The treated base cotton cloth is then treated with a Vinyl Resin. The application of this resin is 8.6 ozs. per sq. yard. The vinyl resin representing approximately 70% of the ingredients is a high molecular weight acetate copolymer. In their basic form the vinyl resin is non-inflammable. In order to impart flexibility to these inherently hard, rigid resins an organic substance known as P-6 Plastrizer and Tricresyl phosphate is mixed with the resin and absorbed by it. The product is then pigmented with calcium carbonate and inert pigments.

Inspection and Test

The Zapon Keratol Division, Atlas Powder Company products known as Kerazon V-320, Kerazon V-324, Kerazon V-325 and treated cotton sateen backings for V-320, V-324 and V-325 were flame tested at the Better Fabrics Testing Bureau, Inc., February 16, 1948, in the presence of Mr. J. A. Darts, Engineering Division, Committee on Test and Mr. W. H. Masterson of the Laboratory.

Tests were made on V-320, V-324, V-325 and the two cotton sateen backings with results as follows:

Six samples of each product were tested three in length and three in width.

All samples showed no flashing-flaming or glowing in the tests.

Recommendations

On the basis of the foregoing test the Committee on Test concludes that Zapon Keratol Division, Atlas Powder Company, Kerazon V-320, V-324, V-325 and the cotton sateen backing flameproofed with the Flame Retardant CM possesses inherent flameproof qualities and accordingly recommends the approval of these materials.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Rules of Tests of Fire Resistive Flameproof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 294-40-SR.

The Committee further recommends that each container or wrapper in which Kerazon V-320, V-324 and V-325 is marketed shall be labeled or marked "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 1025-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Recessed and adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 20, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

298-39-A

APPLICANT—Adams and Woodbridge, for The Corporation of The Brick Presbyterian Church in the City of New York, owner.

SUBJECT—Application reopened February 17, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors); (Block 1503, Lots 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (298-39-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 62 East 92nd street, south side, 153 ft. west of Park avenue (Block 1503, Lot 44), Borough of Manhattan, was granted by the Board on March 28, 1939, on certain conditions; and

WHEREAS, the resolution was amended on April 11, 1939; and

WHEREAS, this appeal was reopened and the resolution was further amended on July 3, 1945, based on an order of the fire commissioner and a decision of the borough superintendent, affecting premises 62-70 East 92nd street, south side, 108 ft. west of Park avenue (4th and 5th floors); (Block 1503, Lots 43 and 44), Borough of Manhattan; and

WHEREAS, the applicant requested reopening and further amendment of this appeal, based on a new decision of the borough superintendent; and

WHEREAS, this case was reopened by vote of the Board on February 17, 1948 and restored to the calendar, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated July 28, 1947 on Alt. Applic. 1225-47 reads:

"1. Proposed changes are in variation from the Certificate of Occupancy C.O. 26066 issued on the basis of the Board of Standards and Appeals Resolution 298-39-A.

2. Proposed changes to office use are contrary to Art. II, Par. 3 Zoning Resolution Also C26-254 Ad Code.

5. All stairway doors to swing in the direction of egress and have exit lights."

and

WHEREAS, the Board deemed that the use of the building as proposed is part of the church premises and is a permitted use in a residence use district; and

WHEREAS, the nursery school, which was the subject of the prior appeal, has been removed from the present building and is not proposed to be included in the proposed addition; and

WHEREAS, the appeal is withdrawn to comply with objection 5.

Resolved, that case is hereby *withdrawn* by the applicant to comply.

1185-40-S

APPLICANT—Vincent D. Luongo, for Lewis Spadafora, owner.

SUBJECT—Application for consideration—reopening and rescindment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—4302-4308 New Utrecht avenue, southwest corner of 43rd street (Block 5602, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1185-40-S)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 4302-4308 New Utrecht avenue, southwest corner of 43rd street (Block 5602, Lot 16), Borough of Brooklyn, was granted by the Board on January 14, 1941 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant stated that the work involved in this appeal was never performed and that the plans filed with the Department of Housing and Buildings for such work under Bldg. Notice 824-40 are to be withdrawn and for that reason it is requested the resolution adopted by the Board on January 14, 1941, be rescinded.

Resolved, that the resolution adopted by the Board on January 14, 1941, be and it hereby is *rescinded*.

325-42-A

APPLICANT—Legrand Chemical Corp., lessee, for Bush Terminal Co., owner.

SUBJECT—Application for consideration—reopening and new decision—re Appeal from an order of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—103 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor P. Nacht.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (325-42-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 103 50th street, northeast corner of 1st avenue (Block 780, Lot 1), (Bush Terminal Building 111), Borough of Brooklyn, was granted by the Board on June 30, 1942 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 30, 1942, by adding thereto:

" . . . that the Board hereby *affirms* the resolution adopted on June 30, 1942 and extends the term of variance for one year from the date of this *amended* resolution; *modifying* the order of the Fire Commissioner, #12694 LC, *on condition* that the requirements of the resolution adopted by the Board on June 30, 1942, shall be complied with in all other respects."

713-46-A

APPLICANT—A. Rollin Caghey, for Ketchum-Hennessey Post 1515, Patriotic Memorial Association, Inc., owner.

SUBJECT—Application reopened March 16, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2865 West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Rollin Caghey and Morris Franklin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (713-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 2865-2867 (2865 dis-

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played) West 15th street, east side, 185 ft. north of Mermaid avenue (Block 7023, Lot 52), Borough of Brooklyn, was granted by the Board on November 6, 1946, on certain conditions; and

WHEREAS, the applicant requested reopening and amendment of the resolution, based on a new decision of the borough superintendent; and

WHEREAS, this case was reopened by vote of the Board on March 16, 1948 and restored to the calendar, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated February 13, 1948, on Alt. Applic. 1233-46, reads:

"The certificate of occupancy should be issued for no larger number of persons than called for in the Board's resolution unless consent of the Board is obtained and filed."

and

WHEREAS, the applicant states it is now proposed to occupy the first floor as a Veterans' Clubhouse for 420 persons; and

WHEREAS, the applicant contends that application was made for a certificate of occupancy for a place of public assembly for 420 persons; that the borough superintendent inspected the building and found it satisfactory with the exception that the occupancy shown on the specification sheet (420 persons) and as approved by the Department was in conflict with the resolution adopted by the Board November 6, 1946; that when this matter was before the Board, it was the opinion of the applicant that the 35 persons referred to in the resolution (based on the applicant's statement) was the average daily occupancy but did not conflict with the larger occupancy when affairs would be held; that the Memorial Hall is 35 by 75 ft. with exit and toilet facilities for over 420 persons; that the members of the Post have made great sacrifices to complete the building and it is earnestly requested that the applicant's obvious but not intentional error will not damage them and he therefore requests the Board's favorable consideration on the proposed increase in occupancy; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 6, 1946 by adding thereto:

"that in view of the building being one story at grade and provided with exits, all as indicated on revised plans marked "Received April 13, 1948," three sheets, the permitted occupancy of this building on occasion may be increased as proposed to 420 persons on condition that all exits as shown on such plans shall be maintained and that all openings between the natural grade and the 1st floor shall be either blocked off with masonry or protected with fireproof doors so as to permit no passage of smoke or flame under the floor; that such portable fire-fighting appliances shall be maintained throughout the building as the fire commissioner shall direct; that this variance shall continue only so long as the building is occupied as proposed as a veterans' club house."

396-47-A

APPLICANT—Manhattanville Neighborhood Center, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—514-516 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue (Block 1982, Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Francis W. Roudebush.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (396-47-A)

WHEREAS, this appeal from decisions of the borough superintendent, affecting premises 514-516 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue (Block 1982, Lot 36), Borough of Manhattan, was granted by the Board on June 3, 1947 on certain conditions; and

WHEREAS, the resolution was amended on December 16, 1947, and the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 3, 1947, as amended by resolution adopted December 16, 1947, by adding thereto:

"... that in the event the one-source sprinkler system is installed including the booster pump, the requirement for connection to a central station may be omitted, on condition that in all other respects the requirements of the resolution shall be complied with."

923-47-A

APPLICANT—Samuel B. Wasserman, for Amalgamated Housing Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—3975 Sedgwick avenue, northwest corner of Dickinson avenue (basement); (Block 3252A, Lot 52), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel B. Wasserman.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (923-47-A)

WHEREAS, this appeal from a decision of the fire commissioner, affecting premises 3975 Sedgwick avenue, northwest corner of Dickinson avenue (basement); (Block 3252A, Lot 52), Borough of The Bronx, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested a reopening and amendment of the resolution; and

WHEREAS, the Board, after inspection, deemed that the additional exit was essential but proposed to modify the requirements as to an additional exit to building corridor instead of to the street; and

WHEREAS, the applicant requested denial to reopen preferring to seek court review of the Board's decision and jurisdiction under the Interior Fire Alarm Rules.

Resolved, that the request to reopen be and it hereby is denied.

1021-47-A

APPLICANT—Emil Koepfel, for Alice Maaskant, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1 Hamilton avenue, southeast corner of Ferry place, (Block 334, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koepfel.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1021-47-A)

WHEREAS, Emil Koepfel, for Alice Maaskant, owner, filed December 1, 1947, an appeal from an order and a decision of the fire commissioner, affecting premises 1 Hamilton avenue, southeast corner of Ferry place (Block 334, Lot 64), Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 7, 1947, on Order 19481-LF, reads:

"6. Extend sprinklers into all rooms on all stories.
Sec. C19-161.0 Adm. Code."

and

WHEREAS, the decision of the fire commissioner, dated November 18, 1947, reads:

"In response to your inquiry of November 4th you are advised that the conditions existing in the premises do not warrant modification of Item #6 on Order No. 19481-LF."

and

WHEREAS, the applicant states that the building is 46 ft., 4 stories in height, of Class 3 construction; located in an unrestricted use, A area, Class 2 height district; erected 1889 and used and occupied since erection as follows: cellar, ordinary; 1st floor, restaurant and bar, 62 persons; 2nd floor, 8 furnished rooms, 8 persons; 3rd floor, same; 4th floor, caretaker's apartment 1 family, and 8 furnished rooms, 8 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved one source sprinkler system in stair halls complying with the requirements of the Multiple Dwelling Law, Sec. 187, one interior stair, 2 ft. 10 in. wide, of wood construction, equipped with wood self-closing door, leading from roof bulkhead direct to street; and

WHEREAS, the applicant was fined \$10 in Municipal Term, Brooklyn, for failure to comply with the Administrative Code, C19-161, on September 29, 1947; and

WHEREAS, the applicant contends that the order of the fire commissioner apparently applies to hotels, however, the premises in question are officially classified by the Department of Housing and Buildings as a Class "B" multiple dwelling rooming house and in 1943, a sprinkler system was approved under Sprinkler application 210-43 and installed in compliance with the requirements for a Class B multiple dwelling; that sprinkler application 8509-47 was filed with the Department of Housing and Buildings to comply with the Fire Department order; that the Department of Housing and Buildings confirms the contention that Section 67 of the Multiple Dwelling Law does not apply to these premises; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner as to Order 19481-LF, Item 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all other items of the order shall be complied with; that the existing sprinkler system in the stair halls of the building as required under the Multiple Dwelling Law shall be maintained in accordance with the regulations therefor; that in addition such portable fire-fighting material shall be installed within all parts of the building as deemed necessary by the fire commissioner; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

95-48-A

APPLICANT—William F. Regan, for Edward Goodman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—674 Marcy avenue, west side, 93 ft. south of De Kalb avenue (Block 1779, Lot 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: William F. Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (95-48-A)

WHEREAS, William F. Regan, for Edward Goodman, owner, filed February 5, 1948, an appeal from a decision of the borough superintendent, affecting premises 674 Marcy avenue, west side, 93 ft. south of De Kalb avenue (Block 1779, Lot 49), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated January 23, 1948 on Alt. Applic. 4860-47 reads:

"2. Proposed use of 2nd floor of non-fireproof building having garage use on 1st floor is contrary to Section 4.2.1 Bldg. Code."

and

WHEREAS, the applicant states that the building is 2 stories, 29 ft. in height, 32 ft. by 100 ft. in area, of Class 3 construction, erected in 1889, on a lot 32 ft. by 100 ft. in area, in a business use B area Class 1½ height district, and used and occupied since 1938 as follows: 1st floor, 4 car storage garage and storage of bottled beverages, 3 persons; 2nd floor, storage of empty beverage bottles, 2 persons; that no change in use or occupancy is proposed; that the building is equipped with one 33 in. wide wood stairs unenclosed; and

WHEREAS, Order 7631-LC issued by the fire commissioner April 30, 1947, reads:

"You are hereby notified that an inspection of the above premises, used as a Storage Garage, shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Discontinue the use of and seal up second story of Garage in accordance with Certificate of Occupancy #581, dated August 20, 1918, and Fire Department amended plan #290-18.

OR

Submit new Certificate of Occupancy for storage garage, 1st floor and office and merchandise storage on 2nd floor."

and

WHEREAS, the applicant contends that the building was used as a stable from 1889 to 1918 and then changed to a non-storage garage for 22 cars, and except for a short period has been occupied as a garage or motor vehicle repair shop or auto service station at different times and under different occupants; that the building was taken over by the present owner as a non-storage garage for his own trucks and for the storage of bottled beverages about March 1, 1938, and has been so occupied since that time, confining the use to the first floor only with the 2nd floor vacant in accordance with C.O. 581-18; that in 1947 the owner installed a gasoline storage tank and pump for his own use and applied for a Fire Department permit for four car storage garage on the 1st floor and storage of empty beverage bottles on the 2nd and such permit was denied due to the existing C.O. 581-18 which confined the use of the premises to the 1st floor with the requirement that the second floor remain vacant; that at the time C.O. was issued in 1918 it was required that the 1st floor ceiling be fire retarded or the occupancy limited to the 1st floor and the owner at that time chose to omit the fire-retarding of the 1st floor ceiling and keep the 2nd floor vacant; that

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the owner now proposes to fire-retard the ceiling of the 1st floor including steel girders and to install fire-retarding enclosure of the stairs with fireproof self-closing doors.

Resolved, that the decision of the borough superintendent dated January 23, 1948 on Alt. Applic. 4860-47, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be used only as a four car garage for the present owner in the beverage business using the building as to the first floor for the storage of four trucks used in such business and bottled beverages; that the second floor shall be used only for the storage of empty bottles in the usual cases and office as proposed and as indicated on plans filed with this appeal marked "Received February 5, 1948," two sheets; that the ceiling of the 1st floor shall be fire-retarded throughout; that the stairway between the 1st and 2nd floors shall be fire-retarded in accordance with the requirements and with a fireproof self-closing door top and bottom; that any gasoline system installed and maintained in the building shall be solely for the use of the owner and not for sale to passing vehicles; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that a new certificate of occupancy shall be obtained.

111-48-A

APPLICANT—Burke, Morrison & Green, for August F. Fiesler, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—194-04 Hollis avenue and 109-01 to 109-17 196th street, southeast corner (Block 10933, Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: James Burke and Marie E. Bachey.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (111-48-A)

WHEREAS, Burke, Morrison and Green, for August F. Fiesler, owner, filed February 10, 1948, an appeal from a decision of the borough superintendent, affecting premises 196-04 Hollis avenue and 109-01 to 109-17 196th street, southeast corner (Block 10933, Lot 1), Hollis, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1948, re Alt. Applic. 74-48, reads:

"1. Change of occupancy of a frame building from dwelling to convalescent nursing home is contrary to sec. 4.2.1.B.C.

2. The width of stairway and its enclosure not in compliance with Sec. 6.4.1.2 and 6.4.1.8.1 B.C."

and

WHEREAS, the applicant states the building is one story and attic, 24 ft. in height, 30 ft. by 50 ft. in area at 1st floor, 20 ft. by 40 ft. in area at typical floor, Class 4 construction, erected in 1925, located in a residence use, D and F area, Class 1 height district; used and occupied since 1925 as a one-family dwelling, for which Certificate of Occupancy #19156 was issued August 22, 1925; that the building is proposed to be used and occupied as follows: Cellar, boiler room and recreation room, kitchen and storage, 2 persons; 1st floor, convalescent nursing home and for elderly persons, 14 persons; attic floor, same, 5 persons; that the building is equipped with one 2 ft. 6 in. wide wood stairs to be enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors and will lead directly to the exterior of the building; and

WHEREAS, the applicant contends as to objection 1 that

the building is designed to accommodate a maximum of 16 persons, 12 of whom will be on the 1st floor and 4 in the attic; that the building is brick-veneered to the eaves, is fully detached, located on a corner lot and situated 9 ft. 6 in. from the interior side lot line; that there are two means of egress from the 1st floor; that an outside stair will be provided as a second means of egress from the cellar; that the cellar ceiling is fire-retarded; that cellar stairs will be enclosed in fireproof partitions equipped with fireproof door; that the first floor is 3 ft. above grade, so that all first floor windows provide easy egress; that the applicant contends, as to objection 2, that the attic is only 20 ft. by 40 ft. in area and will accommodate only four patients; that the present stairway terminates at the interior of the first floor and it is proposed to reverse the run so that it will lead directly to the outer air; that new one-hour stair enclosure will be provided in the attic and only one means of egress is required by the Code and this stairway complies in all respects except as to enclosure and width; that present width is 2 ft. 6 in., which is adequate for the small occupancy; that the change in structural framing necessary to provide a 3 ft. stairs is a major one, and it is therefore requested that this 2 ft. 6 in. width be accepted; that only ambulatory patients will be housed in the attic; that a non-coin telephone will be maintained on the premises; that there is a fire alarm box at the northwest corner of Hollis avenue and 196th street, diagonally opposite the premises; that the building will be licensed by the Board of Health and will be under competent supervision; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent dated January 20, 1948 on Alt. Applic. 74-48 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

229-48-A

APPLICANT—Carlisle H. Johnson, for Kenneth Ackerman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Edward R. Farley, Jr.
For Opposition: Murray Sendler, Robt. M. Benjamin, Samuel M. Morse, A. J. Halpin, Fay Shapiro, H. Hawkins, Joseph Rogge and Carlisle H. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (229-48-A)

WHEREAS, Carlisle H. Johnson, for Kenneth Ackerman, owner, filed March 15, 1948, an appeal from a decision of the borough superintendent, affecting premises 115-117 East 71st street, north side, 140 ft. east of Park avenue (Block 1406, Lot 7), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated March 15, 1948 on Alt. Applic. 464-48 reads:

"1. Proposed use of bldg. as a sanitarium would require construction to be fireproof as per Sec. 4.2.1 B.C.

2. Provide two means of egress from every floor as per Sec. 6.1.2.2.3 B.C.

3. All required stairways should lead in a continuous enclosure from street to roof as per Sec. 6.4.1.11 B.C.

4. Winders are unlawful in required stairways as per Sec. 6.4.1.4 B.C.

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7. All windows within 30 feet from any opening in another structure should be $\frac{3}{4}$ hr. test f.p. Sec. 10.7.1 B.C."

and

WHEREAS, the applicant states that the building is four stories and basement, in height, 40 ft. by 50 ft. in area, of Class 3 construction, located on a lot 40 ft. by 102 ft. 2 in. in area, in a residence use, B area Class $1\frac{1}{2}$ height district; that the building was erected prior to 1900 and altered in 1921 and occupied as a one family dwelling throughout with a C.O.; proposed to be used and occupied: cellar, heating and storage; basement, kitchen and entry, 3 persons; 1st floor to 4th floor inclusive, sanitarium, 19 persons on each of the 1st, 2nd and 3rd floors and 11 persons on the 4th floor; that the building is proposed to be equipped with a sprinkler system in stairhall and kitchen; that there are two interior hardwood stairs, enclosed in partitions of studs and plaster, equipped with hardwood doors which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; that stairs are 3 ft. 6 in. to 2 ft. 9 in. in width; that it is proposed to erect one fire escape at rear extending to roof by stair and to yard by stair with egress through adjoining premises; that window and door openings on the course of the fire escape will be fireproof self-closing; and

WHEREAS, the applicant contends that there is a need for institutions to relieve the pressure on existing hospitals for chronic cases which do not require medical care; that an exhaustive search has failed to result in the location of a fireproof structure suitable for the purpose which would comply with the Administrative Building Code for such a use; that the premises in question appears to be the most nearly suitable available structure and it is felt that this building can be made as safe or safer than many existing similar institutions; and

WHEREAS, the applicant further contends that the building is excellently constructed and was completely altered in 1921 at which time the old structures were practically gutted; that all services, utilities, flooring, frame partitions, sash doors, roof, etc., were installed new at that time; that although no C.O. was issued upon the completion of alterations, the work was completed in compliance with approved plans and signed off by the Department; that doors on the main stairs are hardwood and will be made self-closing; that to break any possible flue action in this stair a fire retarded partition will be erected on the 2nd floor separating the flights above from those below and the entire stair and landings will be protected by an approved automatic sprinkler system; that to create a second means of egress it is proposed to erect an outside screened stair with fireproof doors and windows on its course; that it is proposed to remove the present service stair and to install an elevator in a masonry enclosed shaft equipped with fireproof self-closing doors; that fireplace openings will be blocked and sealed with masonry; that the kitchen ceiling will be fire retarded and protected by automatic sprinklers; that ventilating grilles serving the interior toilets and baths will be replaced with fusible link dampers; that there are no courts or lot line windows; that at no time will there be less than four competent persons on duty; that there will be no X-ray equipment nor operating equipment or facilities; that no bedridden patients will be quartered above the first floor and all patients above the first floor will be ambulatory; that the patients will consist largely of persons suffering from chronic disabilities due to age which require attention and care; that no medical care, as such, will be provided; that no persons will be admitted who need medical care; that there will be no signs displayed on the exterior of the building; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent dated March 15, 1948 on Alt. Applic. 464-48 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

245-48-A

APPLICANT—Freed and Gordon, for Bruckner Blvd Leasing Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—865 Midwood street, northwest corner of Midwood avenue and southwest corner of Utica avenue and Maple street (Block 4589 Lot 95), Borough of Brooklyn.

APPEARANCES—

For Applicant: Miles A Gordon, Wm. J. Freed and Benjamin Kurtin.

For Administration: Samuel L. Becker and Julius W. Schneider, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee

Negative: Commissioner Kleinert

THE RESOLUTION (245-48-A)

WHEREAS, Freed and Gordon, for Bruckner Boulevard Leasing Corp., owner, filed March 17, 1948, an appeal from a decision of the borough superintendent, affecting premises 865 Midwood street, northwest corner of Utica avenue and southwest corner of Utica avenue and Maple street (Block 4589, Lot 95), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated March 4, 1948, on N.B. Applic. 1319-47, reads:

"Please take notice that I have this day revoked the above application on the grounds that it is in violation of Section 7-A of the Zoning Resolutions, in that business entrances (automobile laundry entrances) to the building are located more than 25' from the business street, namely, Utica Avenue. Midwood Street and Maple Street are both zoned residential for the portion more than 100' west of Utica Avenue."

and

WHEREAS, the applicant states the premises consist of a plot 100 ft. by 200 ft. in area, located in a business use, C area, Class 1 height district, upon which a one-story, Class 5 building 15 ft. in height, 25 ft. by 120 ft. in area, has been erected and used since February 28, 1948, as an automobile laundry with an occupancy of 14 persons; and

WHEREAS, the applicant contends that the building is 11 ft. from the rear lot line, 64 ft. from Utica avenue building line and 20 ft. from the Midwood street building line and 60 ft. from the Maple street building line; that the lot is zoned for business; that the adjoining property on Midwood and Maple streets is zoned for residence use; that the erection of the building is in accordance with all laws and regulations; that plans were approved and a permit issued for its erection; that the building has been fully constructed and all mechanical equipment completely installed; that the permit was revoked March 4, 1948; that plans for a similar building on this plot were previously filed under N.B. 1017-47 at which time the examiner took exception to the exemption under Section 7-A of the Zoning Resolution and after discussion by the architect with the examiner it was concluded that these plans were not contrary to the Zoning Resolution; that if such agreement had not been reached, this applicant would not have repeated an objectionable condition in the revised plans filed under the present new building application; that N.B. Application 1017-47 was subsequently withdrawn due primarily to a change in ownership; that since the building sets back 64 ft. from Utica avenue, it is impossible for the entrance to be within 25 ft. of Utica avenue and still be a part of the building; that the interpretation by the borough superintendent would imply that the building itself must be within 25 ft. of Utica avenue, but as to this there is no such requirement; that Section 7-A does not restrict openings necessary to permit ingress and egress for required or permitted parking, loading and unloading space; that since it is permissible to build an automobile laundry at

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his location, it is reasonable to assume it is permissible to deliver automobiles, the merchandise necessary for the conduct of its business; that the building was erected in accordance with approved plans and without misrepresentation and placed in operation by the owners and subsequently its permit was revoked; that the owners' expense exceeds \$75,000, and unless the permit is restored and a certificate of occupancy issued the owner will be subjected to severe hardship, amounting almost to confiscation; that the building was set back 20 ft. on Midwood street to permit a waiting car to pull up to the entrance without obstructing pedestrian traffic, that a 60 ft. setback on Maple street was provided to facilitate cars leaving; that every consideration and sacrifice has been given for public convenience in designing this project and it is requested this application be given favorable consideration; and

WHEREAS, the Board deems that the entrance doors in question are not permitted under section 7-A; that the use of these doors cannot be justified on the ground as claimed that they are entrances to parking, loading and unloading space for the handling of merchandise; that the building is designed and equipped for washing automobiles; and

WHEREAS, the record indicates that N.B. Applic. 1319-47 was approved and Permit 4551-47 issued on November 12, 1947 and that the approval and permit were revoked on March 4, 1948, at which time the building was substantially completed and ready for operation; and

WHEREAS, the Board deems that this owner should not be deprived of the use of his premises in view of his having relied on the issuance of the permit and invested his funds in the building to completion (Robitzek Investing Co., Inc. vs. Murdock, as determined by the Court of Appeals, New York Law Journal, October 14, 1946, p. 863); and

WHEREAS, the decision in this case is not to be taken as a precedent for any action in any other instance but decision will be rendered in any case presented based on the facts disclosed.

Resolved, that the decision of the borough superintendent dated March 4, 1948 on N.B. Applic. 1319-47 be and it hereby is *reversed* and that the appeal be and it hereby is *granted* and reinstating N.B. Application 1319 of 1947 as approved and permit 4551-47 as issued November 12, 1947.

29-39-A

APPLICANT—James E. McKillop, for Martin Palusek, owner.

SUBJECT—Application for consideration—reopening and extension of use—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—548 Leonard street, east side, 150 ft. south of Nassau avenue (1st floor); (Block 2681, Lot 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

96-48-A

APPLICANT—Harvey Wiley Corbett, for Edward R. Carman, trustee for 1st M.E. Church of Jamaica, owner.

SUBJECT—Application for consideration—reopening on new decision and proposal—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—87-04 164th street, southwest corner of Highland avenue (3rd floor); (Block 9772, Lot 54), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James J. Bacon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

113-48-A

APPLICANT—Anna Gordon, lessee, for Estate of John Christman, owner (Timm and Behrens, managing agents).

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from an order of the fire commissioner; previously dismissed for lack of prosecution.

PREMISES AFFECTED—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anna Gordon.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

464-46-A

APPLICANT—Robert Teichman, for John A. McCarthy, owner (Richard Green and Co., Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—503-509 West 166th street, north side, 100 ft. west of Amsterdam (4th and 5th floors); (Block 2123, Lot 70), Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

9-48-A

APPLICANT—Julian Roth, for Lorten Realty Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—325-339 West 45th street, north side, 299 ft. 2 in. west of 8th avenue (Block 1036, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Administration: Henry G. Phenev, Dep't of Housing and Buildings and Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn. Applicant to file plans with Dept. of Housing and Buildings for compliance with Section 67 of the Multiple Dwelling Law as amended effective April 6, 1948. The premises were inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

163-48-A

APPLICANT—Henry George Greene, for L. I. Tinsmith Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112-21 Jamaica avenue, north side, 187.71 ft. east of 112th street (2nd floor); (Block 9226, Lot 26), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

992-47-A

APPLICANT—Herman Kron, for 350 Eighth Ave. Corp., owner (Peltries Processing Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—352 8th avenue, east side, 50 ft. south of West 28th street (Block 777, Lot 79), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur A. Schiller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 2 P.M., at request of the applicant.

53-48-A

APPLICANT—Samuel Rosenblum, for Bankers Federal Savings & Loan Association, owner (Joseph B. Cooper and Son, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles Halla.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 2 P.M., at request of representative of owner; applicant to be notified.

153-48-A

APPLICANT—Vitale Della Penna, for Antonio Cirincione, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 1511, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Vitale Della Penna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 2 P.M., for inspection by committee of the Board.

321-48-A

APPLICANT—Nathan F. Grossman, for White Elm Corp., adjoining owner.

OWNER OF PREMISES: Abe Eig, Gilbert E. Levine and Bernard Marsak (Sam Sack, lessee).

SUBJECT—Appeal from a decision of the borough superintendent, re Revocation of Permit 970-47 issued on N.B. 6928-47.

PREMISES AFFECTED—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Nathan F. Grossman.

For Opposition: J. W. Gottlieb and Hyman Mates.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to May 4, 1948 at 2 P.M., at request of the owner (objector) and for inspection by Committee.

ZONING APPLICATIONS

54-37-BZ

APPLICANT—P. Frank Ryan, for 92-32 Union Hall Street, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—160-13 to 160-21 Archer avenue, north side, 110 ft. west of Union Hall street (Block 1051, Lot 150), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John M. Flynn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (54-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 160-13 to 160-21 Archer avenue, north side, 110 ft. west of Union Hall street (Block 1051, Lot 150), Jamaica, Borough of Queens, was granted by the Board on February 15, 1938, on certain conditions; and

MINUTES

WHEREAS, the term of variance was extended from time to time and last extended on March 5, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 15, 1938, as *amended* by resolutions adopted through March 5, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two years from the date of this *amended* resolution to permit...; that other than as *amended* herein, the resolution adopted February 15, 1938, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Corr. 140.37)."

679-41-BZ

APPLICANT—Max Horn, for Wesleyan University, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—35-01 to 35-21 Sprayview avenue, southwest corner of Beach 35th street (Block 307, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: Mrs. Max Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (679-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles affecting premises 35-01 to 35-21 Sprayview avenue, southwest corner of Beach 35th street (Block 307, Lot 1), Edgemere, Borough of Queens, was granted by the Board August 6, 1941, on certain conditions; and

WHEREAS, time to complete the work was extended on July 23, 1942; and

WHEREAS, the term of variance was extended on June 25, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted August 6, 1941, as *amended* through June 25, 1946, only so far as it has reference to the term of the variance, so that this portion of the resolution shall read:

"... *granted* under section 7h for a term of two years from the date of this *amended* resolution, to permit the premises to be occupied for the parking and storage of more than five motor vehicles...; that other than as herein *amended*, the resolution adopted August 6, 1941, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Misc. Applic. 5828-41)."

842-41-BZ

APPLICANT—Max Horn, for Gussie Shradnick, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, for a term of years, on the same premises with a multiple dwelling, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—167 Beach 41st street, west side, 271.19 ft. south of Edgemere avenue (Block 324, Lot 51), Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: Mrs. Max Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (842-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution permitting in a residence use district for a term of two years, on the same premises with a multiple dwelling, the parking and storage of more than five motor vehicles, affecting premises 167 Beach 41st street, west side, 271.19 ft. south of Edgemere avenue (Block 324, Lot 51), Edgemere, Borough of Queens, was granted by the Board on June 16, 1942, on certain conditions and on September 9, 1942, the time was extended to complete the work; and

WHEREAS, the term of variance was extended on May 23, 1944 and again on May 21, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 16, 1942, as *amended* by the resolutions adopted through May 21, 1946, only so far as it has reference to the term of the variance, so that as *amended*, this portion of the resolution shall read:

"... *granted* under section 7h for a term of two years from the date of this *amended* resolution to permit the parking and storage of more than five (5) motor vehicles *on condition*...; that other than as herein *amended*, the resolution adopted June 16, 1942, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. Applic. 7798-41)."

1015-41-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond.

APPEARANCES—
For Applicant: Nathan H. Gotthoffer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (1015-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station, affecting premises 1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond, was granted by the Board on May 5, 1942, on certain conditions; and

WHEREAS, plans were filed with the Board by the applicant under the terms of the resolution and were approved on April 3, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 19, 1946, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 5, 1942, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 457-41)."

1027-41-BZ

APPLICANT—Max Horn, for Evelyn Syrkin Cherry, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—170 Beach 42nd street, east side, 97 ft. north of Boardwalk (Block 324, Lot 13), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1027-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 170 Beach 42nd street, east side, 97 ft. north of Boardwalk (Block 324, Lot 13), Edgemere, Borough of Queens, was granted by the Board on June 16, 1942, on certain conditions and on September 9, 1942, time was extended to complete the work; and

WHEREAS, the term of variance was extended on May 23, 1944, and on May 21, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 16, 1942, as *amended* by resolutions adopted through May 21, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . granted under section 7h for a term of two years from the date of this *amended* resolution, to permit the parking and storage of more than five motor vehicles, on condition . . . ; that other than as herein *amended*, the resolution adopted June 16, 1942, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Misc. Applic. 11060-41)."

890-42-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use and unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car washing, brakes and repairs) upon a plot occupied as a gasoline service station and also upon the unrestricted use part of the plot, used for parking more than five motor vehicles.

PREMISES AFFECTED—378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner of Coney Island avenue (Block 5322, Lots 80 and 84—lot 84 formerly known as Lots 84 and 85), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (890-42-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car washing, brakes and repairs) located upon a plot occupied as a gasoline service station and, also, upon the unrestricted use portion of the plot used for parking more than five (5) motor vehicles; premises 378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner (Block 5322, Lots 80 and 84); (Lot 84 was formerly Lots 84 and 85), Borough of Brooklyn, was granted by the Board on April 27, 1943, on certain conditions; and

WHEREAS, the plans required to be filed with the Board under the resolution adopted April 27, 1943, were duly approved on July 13, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 15, 1947, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 27, 1943, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

" . . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

225-45-BZ

APPLICANT—Lama and Proskauer, for Henry Blumenfeld, owner (Dealers Supply Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district the change of occupancy from garage for more than five motor vehicles to building material processing storage and sales of building material.

PREMISES AFFECTED—239-243 West 18th street, north side, 249 ft. 6 in. east of 8th avenue (Block 766 Lot 14), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (225-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, the change of occupancy from garage for more than five motor vehicles, to paper storage for two years, after which time, to revert to a public garage for more than five motor vehicles, affecting premises 239-243 West 18th street, north side, 249 ft. 6 in. east of 8th avenue (Block 768, Lot 14), Borough of Manhattan, was withdrawn on written request of applicant on November 27, 1945; and

WHEREAS, this application, was reopened by the Board on May 20, 1947, under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from garage for more than five (5) motor vehicles to building material processing storage and sales of building materials, was granted by the Board on October 7, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 7, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been filed with and approved by the department of housing and buildings, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution."

717-46-BZ

APPLICANT—Lama and Proskauer, for Fairview Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the proposed reconstruction and extension of existing gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—104-01 to 104-09 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lot 60), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (717-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, to permit in a business use district, the proposed reconstruction and extension of existing gasoline service station, lubritorium and auto laundry, affecting premises

104-01 to 104-09 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lot 60), Flushing, Borough of Queens, was granted by the Board on April 22, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 22, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been filed with and approved by the department of housing and buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 5856-46)."

928-46-BZ

APPLICANT—Barney Rosenstein, for United Contracting Co., for Guardian Corp., owner (Washington Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the change in occupancy from used car sales lot and sheds, closed shelter and restaurant to sheds, closed shelter, restaurant and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—4353-4363 Broadway, northwest corner of West 186th street (Block 2180, Lot 140), Borough of Manhattan.

APPEARANCES—

For Applicant: Barney Rosenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (928-46-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, the change in occupancy from used car sales lot and sheds, closed shelter, and restaurant to sheds, closed shelter, restaurant and the parking and storage of more than five (5) motor vehicles, affecting premises 4353-4361 Broadway, northwest corner of West 186th street (Block 2180, Lot 140), Borough of Manhattan, was granted by the Board on April 8, 1947, on certain conditions; and

WHEREAS, the resolution was amended and time to obtain permits and complete the work was extended on September 30, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 8, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

512-47-BZ

APPLICANT—Lama and Proskauer, for Ruth and Matthews, Inc., owner.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business and unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—26-54 Van Sinderen avenue and 1508-1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (512-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business and unrestricted use district the parking and storage of more than five (5) motor vehicles on the unbuilt on portion of plot in conjunction with existing automobile sales agency and service station, affecting premises 26 to 54 Van Sinderen avenue and 1508 to 1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn, was granted by the Board on October 7, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 7, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been filed with and approved by the department of housing and buildings, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

675-47-BZ

APPLICANT—Charles Vanacore, lessee, for Estate of Charles D. Strang, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to sign—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business and unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles and also the sale and display of used cars.

PREMISES AFFECTED—338 to 346 Coney Island avenue, west side, 104 ft. 7½ in. south of Caton place (Block 5322, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Vanacore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dep't.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (675-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in business and unrestricted use dis-

tricts, the parking and storage of more than five (5) motor vehicles and also the sale and display of used cars, affecting premises 338 to 346 Coney Island avenue, west side, 104 ft. 7½ in. south of Caton place (Block 5322, Lot 64), Borough of Brooklyn, was granted by the Board on October 28, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 28, 1947, by adding thereto:

"... that in connection with the advertising for sale of used cars, the existing painted sign across the driveway may be retained, provided the canvas awning is removed and no additional signs are constructed."

1202-21-BZ

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of use and also additional use—re Application (decision of the borough superintendent), previously granted on condition, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

294-39-BZ

APPLICANT—Henry George Greene, for Sol J. and Ben Lupoff, owners.

SUBJECT—Application for consideration—reopening and extension of use—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting partly in a business and partly in a residence use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles and motor vehicle repair shop so as to include a gasoline service station.

PREMISES AFFECTED—415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dep't.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

(Remaining minutes will be printed in the Bulletin of May 4, 1948.)

BULLETIN

MAY 28 1948

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Rules.

Annual Report for 1947.

PETITIONS FOR CERTIORARI SERVED ON THE
BOARD OF STANDARDS AND APPEALS

On April 19, 1948, copy of petition and order of certiorari was served on the board by Leonard M. Wallstein, attorney, for Gilbert Trucking Co., Inc., lessee, in re decision of the board on April 13, 1948, denying application, under 7-e of the building zone resolution, to permit in a residence district, change in occupancy from public garage to storage and shipping of freight, loading platform and storage of more than 5 motor vehicles; Cal. No. 858-46-BZ; premises 500-518 Park Place, s.s., 175 ft. west of Classon Avenue, Borough of Brooklyn.

* * * * *

On April 27, 1948, copy of petition and order of certiorari was served on the board by Francis A. McGrath, attorney, for Louis Natale, owner, in re decision of the board on March 16, 1948, denying appeal from decision of the borough superintendent as to a saw mill in a business zone, adjoining a residence zone; Cal. No. 909-47-A; premises 1973-1977 Coney Island Avenue, Borough of Brooklyn.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

New Cases Filed up to April 27, 1948.

Cal. No. Dept. Premises Affected.

359-48-SM—Armstrong's Mineral Wool Board (insulation for refrigerated rooms, equipment and ducts), manufactured by Armstrong Cork Co., Material.

360-48-SM—Armstrong's Monowall (interior ceiling and wall finish), manufactured by Armstrong Cork Co., Material.

361-48-SM—Armstrong's Insulated Siding (exterior siding and insulation), manufactured by Armstrong Cork Co., Material.

362-48-A—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn, Alt. 379-48.

363-48-SM—Careystone Flat Asbestos Cement Sheathing, manufactured by The Philip Carey Manufacturing Co., Material.

364-48-SM—Careystone Coverall Board (for exterior and interior walls), manufactured by The Philip Carey Manufacturing Co., Material.

365-48-BZ—206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens, N.B. 1290-48.

366-48-SM—Fire Chief Impregnating Compound (flame and waterproofing for fabrics), manufactured by William E. Hooper and Sons Co., Material.

367-48-BZ—H.B.M.—242 East 52nd street, south side, 150 ft. west of 2nd avenue (Block 1325, Lot 34), Borough of Manhattan, Amendment to Alt. 510-48.

368-48-BZ—H.B.M.—58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan, Amendment to Alt. 151-48.

369-48-A—H.B.Q.—181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (1st floor); (Block 637, Lot 54), Rockaway Beach, Borough of Queens, Alt. 816-48.

370-48-A—H.B.M.—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan, Alt. 967-47.

371-48-A—Marine and Aviation—Foot of South 9th street, 105 ft. 7 in. west of Kent avenue (Block 2134, Lot 1 and Block 2143, Lot 1), Borough of Brooklyn, Decision.

372-48-BZ—H.B.B.—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn, Alt. 731-48.

373-48-A—H.B.B.—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn, Alt. 731-48.

374-48-BZ—H.B.Q.—175-04 Horace Harding boulevard southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens, N.B. 1359-48.

375-48-SM—Poretherm Floor Filler Blocks, manufactured by Porete Manufacturing Co., Material.

376-48-A—F.D.—12-14 Starr street, south side, 100 ft. east of Central avenue (Block 3196, Lot 10), Borough of Brooklyn, 22025-LF.

377-48-A—H.B.B.—1473-1475 Gates avenue (1467-1469 displayed), north side, 200 ft. west of Irving avenue (2nd floor); (Block 3335, Lot 45), Borough of Brooklyn, Amendment to Alt. 625-46.

378-48-A—F.D.—5121 2nd avenue, east side, 20 ft. north of 52nd street (ground floor); (Block 792, Lot 2), Borough of Brooklyn, 13271-LC.

379-48-A—F.D.—402 Atlantic avenue and 92-98 Bond street, southwest corner (Block 183, Lot 34), Borough of Brooklyn, 18907-F and Decision.

380-48-A—H.B.B.—2 Pierrepont place, west side, 62.0 ft. north of Montague street (Block 240, Lot 4), Borough of Brooklyn, Alt. 861-48.

381-48-A—H.B.Bx.—3044 Westchester avenue, south side, 173.49 ft. east of Buhre avenue and 3047 Buhre avenue (2nd floor); (Block 4196, Lot 6), Borough of The Bronx, Amendment to Alt. 225-48.

Restored to Docket

60-47-A—F.D.—42-56 Paidge avenue, southwest corner of Provost street, and 215-229 Dupont street (2nd floor) (Block 2489, Lot 25), Borough of Brooklyn, Decision re 3711-C.

511-47-BZ—H.B.B.—194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn, N.B. 131-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
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umbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Sup- ply).....Feb.	17, 1948—Vol. 33, No. 7
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ndpipe Fireline Rules.....June	8, 1937—Vol. 22, No. 23
uctural Alterations, Reporting.....June	7, 1932—Vol. 17, No. 23
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nk Trucks, Gasoline, etc.....Nov.	24, 1936—Vol. 21, No. 47
re Glass Rules (Amendment to Rule 505 of Industrial Code).....Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 4, 1948, 10 A M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 4, 1948, at 10 o'clock in Room 113, Municipal Building, Manhattan, on the following matters:

3-47-BZ—Application, October 9, 1947, under section 7f of the zoning resolution, of Louis Canarick and Ben Judin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 47, Lot 67), Borough of Manhattan.

1-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

7-32-BZ—Application of J. G. L. Molloy, applicant, on behalf of Rose Cramer, owner, reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium; premises 156-166 West End avenue, northeast corner of West 67th street (Block 99, Lot 1), Borough of Manhattan.

9-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolu-

tion, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

334-44-BZ—Application of Louis Allen Abramson, applicant, on behalf of Frances M. Newman, owner (Bond Stores, Inc., lessee), reopened February 25, 1948, under section 21 of the zoning resolution, to permit in a restricted retail use district, the proposed reduction of loading space (previously denied re omission of required loading space); premises 398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

1049-47-BZ—Application, October 2, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicant, on behalf of Estate of Edward F. Jackman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

479-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskell, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

241-47-BZ—Application, March 12, 1947, under section 7e of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of Ridgewood Real Estate Corp., owner (Rimax Knitting Inc., lessee), to permit in a residence use district, the extension to existing structure (knitting mill); premises 16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

242-47-A—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

836-47-BZ—Application, August 20, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of S. & R. Feldman Realty Co., owner, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted; premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

1054-47-BZ—Application, December 9, 1947, under sections 7i, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of LO-Art Corp., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection; premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

16-48-A—Application, January 8, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Z. M. Operating Corp., owner,

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to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

166-48-BZ—Application, March 2, 1948, under section 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of William I. Rosenfeld, owner (Hillside Parking Corporation, lessee), to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 1165-1189 East 213th street, north side,

46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

244-36-BZ—Application of Lama and Proskauer, applicants, on behalf of Morris Marder and Jack Marder, owners, reopened January 14, 1947, under section 7e of the zoning resolution, to permit in a residence used district, the existing gasoline service station (previously granted by the Board for a term of ten years); premises 183-67 Liberty avenue and 183-52 to 183-64 104th avenue, northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

1437-39-BZ—Application of Louis B. Siegel, applicant on behalf of Max Schulman, owner, reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

705-44-BZ—Application of Samuel Roth and Herman Kron, applicants, on behalf of Michael Vicinanza and Nicholas De Dianillio, owners (Van Owners Purchasing Bureau, lessee), reopened April 6, 1948, under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied, reopened and dismissed by the Board); premises 162-164 West 64th street, south side, 170.59 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

548-47-BZ—Application of Samuel Gardstein, applicant on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2011 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1040-47-BZ—Application, November 24, 1947, under section 21 of the zoning resolution, of Charles A. Levitt, applicant, on behalf of Celia Pecker, owner (Pecker Iron Works, Inc., lessee), to permit in an unrestricted use, B area district, the erection and maintenance of a building to be used as a steel warehouse and fabricating plant without the required rear yard; premises 200-20 Seigel street, south side, 315 ft. ½ in. east of Bushwick avenue (Block 3100, Lot 18), Borough of Brooklyn.

4-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Herman Kron and Sol applicants, on behalf of Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee), to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 100, Lots 42 and 43), Borough of Manhattan.

114-48-BZ—Application, February 10, 1948, under section 7c of the zoning resolution, of Alden B. MacNei

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applicant, on behalf of August Mischler, owner, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop; premises 113-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

160-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Gilbert V. Steele, applicant, on behalf of B. Gertz, Inc., owner, to permit in an unrestricted use, C area and class one height district, the erection and maintenance of a building to a height in excess of that permitted, without the required set backs; premises 93-59 183rd street, east side, 62.35 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens.

164-48-BZ—Application, March 2, 1948, under section 21 of the zoning resolution, of William I. Hohauser, applicant, on behalf of Building Management Corp., owner, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 97-01 to 97-09 Queens boulevard, northeast corner of 63rd drive (Block 2090, Lot 1), Rego Park, Borough of Queens.

274-48-BZ—Application, March 29, 1948, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Philip Panzer, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

237-48-A—90-09 215th street, east side, 279.32 ft. north of 91st avenue (cellar); (Block 10649, Lot 17), Queens Village, Borough of Queens.

238-48-A—90-11 215th street, east side, 244.9 ft. north of 91st avenue (cellar); (Block 10649, Lot 15), Queens Village, Borough of Queens.

129-48-A—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

171-48-SA—Superfex Suspended Heating Unit (ceiling furnace), Model 550.

27-48-SA—Consolidated Oil Burner.

135-48-SA—Erie Gasoline Pumps, Models 129.2 and 229-2.

356-47-SA—Oxweld Cutting Blowpipe, Types C37-R, C43, C45, C56, C57-R, C58 and AC4; Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W-43 and Purox Cutting Attachment, Type #35.

340-40-SM—Peelle Counterbalanced Dumbwaiter Door.

16-46-SM—Union Melt Welding Process and Union-melt Welding Composition and Welding Rod Electrodes for Union Melt Welding.

308-46-SM—Sargent Incinerator Hopper Door #5, Flush Type.

49-48-SM—B & L Welding Co., 275 Gallon Obround Fuel Oil Storage Tank.

HARRIS H. MURDOCK, *Chairman*

MAY 4, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 4, 1948, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

98-48-A—31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

53-48-A—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

153-48-A—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 4511, Lot 13), Borough of The Bronx.

321-48-A—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

241-48-A—104 Hester street, south side, 75.2 ft. east of Forsyth street (1st floor); (Block 301, Lot 17), Borough of Manhattan.

290-48-A—449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor); (Block 1472, Lot 9), Borough of Brooklyn.

213-48-A—36-07 to 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (Block 4971, Lots 16 and 18), Flushing, Borough of Queens.

243-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

249-48-A—3901 Fort Hamilton parkway and 1102-1104 39th street, southeast corner (Block 5585, Lot 10), Borough of Brooklyn.

214-48-A—186-28 Peck avenue, 53-20 to 53-24 187th street, southeast corner and 53-25 to 53-35 187th street, northeast corner of Peck avenue (Block 5656, Lots 6, 9, 11 and 13 and Block 5658, Lots 1, 13 and 14), Bay-side, Borough of Queens.

215-48-A—85-51 to 85-55 Little Neck parkway, east side, 38.62 ft. and 78.62 ft. north of 86th avenue and 85-59 Little Neck parkway, northeast corner of 86th avenue (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens.

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272-48-A—37-32 Review avenue, west side, 442.42 ft. south of Greenpoint avenue (2nd and 3rd floors); (Block 312, Lots 41 and 59), Long Island City, Borough of Queens.

306-48-A—269-12 to 269-20 80th avenue, southwest corner of 270th street (Block 8725, Lots 5, 7 and 9), Belle-rose, Borough of Queens.

308-48-A—26-02 4th street and 3-18 26th avenue, southwest corner (Block 910, Lot 23), Long Island City, Borough of Queens.

319-48-A—200-202 West 46th street, south side, 31 ft. west of Broadway and 1539 to 1549 Broadway (ground); (Block 1017, Lot 36), Borough of Manhattan.

335-48-A—173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx.

338-48-A—39-35 22nd street, east side, 125.15 ft. north of 40th avenue (Block 393, Lots 1 to 5), Long Island City, Borough of Queens.

353-48-A—156-178 West 12th street and 7-19 7th avenue, southeast corner (Block 607, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, May 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

Rules

217-21-SR—Proposed amendments to the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman.*

MAY 11, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 11, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

148-33-BZ—Application of Solomon Jochowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened February 3, 1948, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot; premises 205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

260-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Herbert Rosen, owner, reopened February 25, 1947, under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station); premises 5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

939-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Chesterfield Estates, Inc., owner, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area; premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

1052-47-BZ—Application, December 3, 1947, under sections 7c, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Winters Building Associates, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection; premises 712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

200-48-BZ—Application, March 9, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry; premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

117-42-BZ—Application of Ignatius H. Lanzarone, applicant, on behalf of Rosario Torino, owner, reopened April 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles; premises 1433-1435 DeKalb avenue, west side, 275 ft. north of Wilson avenue (Block 3255, Lot 44), Borough of Brooklyn.

261-25-BZ—Application of Lama and Proskauer, applicants, on behalf of Angelo Spinelly, owner, reopened November 5, 1947, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding; premises 2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

80-36-BZ—Application of Henry Nordheim, applicant, on behalf of Ammek Realty Corp., owner, reopened December 2, 1947, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of class "A" multiple dwelling with

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tores (previously granted by the Board) to class "A" multiple dwelling, stores and marriage broker's office; premises 1398 Grand Concourse and 200-208 East 170th street, southeast corner (Block 2831, Lot 48), Borough of The Bronx.

71-41-BZ—Application of Herman Kron, applicant, on behalf of L.S.R. Realty and Contracting Corp., owner Jerome Voletzky, lessee), reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 32-36 Clinton street, west side, 75.1 ft. north of Pierrepont street (Block 238, Lots 5 and 67), Borough of Brooklyn.

48-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward and Arthur Senft, owners Colony Fuel Oil Co., Inc., lessee, reopened June 3, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal); premises 2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

83-47-BZ—Application of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, reopened March 23, 1948, under section 7c of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district; premises 59-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27 inclusive, 33 and part of Lot 34), Flushing, Borough of Queens.

72-47-BZ—Application, October 6, 1947, under section 7g of the zoning resolution, of Stohldrier and Zetsche, applicants, Hurley, Gray and Kearney, co-applicants, on behalf of Muller Dairies, Inc., owner, to permit in an unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles, located between two intersecting streets on which is located a public park; premises 518-532 West 126th street, south side, 200 ft. east of Old Broadway and 527-535 West 125th street (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

73-47-A—518-532 West 126th street and 527-535 West 125th street, north side, 246 ft. east of Old Broadway (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

1002-47-BZ—Application, November 7, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Williams Holding Inc., owner (Long Motor Co., lessee), to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by the erection and maintenance of a new building, to be used as motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment, brake testing, auto showroom and offices, using more than the area permitted; premises 1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue, (Block 1477, Lots 32-35), Borough of Brooklyn.

36-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage; premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

293-48-BZ—Application, March 23, 1948, under sections 7c, 7e, 7h and 21 of the zoning resolution, of Hazeltine Electronics Corporation, applicant and owner, to permit in a residence use district, the erection of an additional business building for a period of fifteen years, with an increase in accessory parking for a period of fifteen years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a period of two years, and extended by the Board—expires March 23, 1950); premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

294-48-A—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

328-48-BZ—Application, April 9, 1948, under section 7h of the zoning resolution, of Abal Inc., applicant and lessee, on behalf of Estate of Mary Devine and C. Gray and Teresa Farrell (executors), owners, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of years; premises 300 to 302 Jay street, west side, 125 ft. south of Tillary street (Block 129, Lots 22 and 23), Borough of Brooklyn.

422-47-SA—Liquiflow CO² Receiver.

236-48-SA—Diesel-American Oil or Coal Burning Units, Models 208, 223, 243, 303 and 363.

257-48-SM—Hastings Alumitile (Wall Tile).

612-47-SM—Reinstall (fire-resistant) Flat Paint.

HARRIS H. MURDOCK, *Chairman*.

MAY 11, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 11, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

369-48-A—181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (1st floor); (Block 637, Lot 54), Rockaway Beach, Borough of Queens.

174-48-A—160-164 Broadway, east side, 76 ft. 7¾ in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11½ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8¼ in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

270-48-A—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

1051-47-A—825 East 140th street, north side 287.81 ft. east of Southern boulevard (shed); (Block 2592, Lots 64 and 67), Borough of The Bronx.

285-48-A—19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan.

258-48-A—184 West 231st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Borough of The Bronx.

993-47-A—166-182 Walworth street, west side, 153 ft. 4 in. north of Willoughby avenue (Block 1751, part of Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

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MAY 18, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 18, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1060-47-BZ—Application, December 11, 1947, under section 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blumberg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sections 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

533-47-A—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Van Horn street).

530-41-BZ—Application of Lama and Proskauer, applicants, on behalf of Anna Scardino, owner, reopened June 3, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repair shop and office (previously withdrawn); premises 85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

464-47-BZ—Application, April 30, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Auto Parts Co., owner (Domenico Palumbo, lessee), to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices; premises 112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block

9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

101-48-A—112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (1st floor); (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubritory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

230-48-BZ—Application, March 16, 1948, under section 7c of the zoning resolution, of H. M. Cole, applicant, on behalf of Giacomo Rosasco, owner, to permit in a residence and local retail use district, the extension of existing business use into the residence portion of the lot; premises 97 MacDougal street, west side, 99 ft. 8¼ in. north of Bleecker street (Block 542, Lot 52), Borough of Manhattan.

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

250-48-BZ—Application, March 23, 1948, under section 7e of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Irving Glaser, owner, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre; premises 70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

340-48-BZ—Application, April 14, 1948, under section 7h of the zoning resolution, of Freed and Gordon, applicants, on behalf of Pauline Wurtzel, owner, to permit in a retail use district, the parking and storage of more than five motor vehicles; premises 135-22 to 135-24 35th avenue and 35-02 Linden place, southwest corner (Block 4959, Lot 20), Flushing, Borough of Queens.

348-48-BZ—Application, April 13, 1948, under sections 7f and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Edward R. Koch, owner (Michael Weinstein, lessee), to permit in a business use district, the parking and storage of more than five motor vehicles for a temporary period of time; premises 1521-1535 Southern boulevard and 915 East 172nd street, northwest corner (Block 2977, Lot 168), Borough of The Bronx.

315-47-SA—Mills Cup Dispenser, Model 400-C.

620-47-SM—Weldwood Flush Veneered Door (Kaylo Core).

895-40-SM—Hollup Welding Electrodes, Grades Sureweld "B" and "N."

1015-47-SA—Lancaster Oil Burner, Sizes 00, 0, and Sizes 7 and 8 of Models WP, LP, LPH, WPH, BWPH, BWP, BLPH and BLP.

246-48-SM—Corinco High Density Cork Tile (flooring).

247-48-SM—Corinco Acousticator Board (ceilings).

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MAY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

309-48-BZ—Application, March 17, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Samuel B. Althouse, owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, the sale and display of more than five motor vehicles, and with proposed curb cut nearer to residence use district than is permitted; premises 1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Block 159, Lot 15 and Block 162, Lot 39), Far Rockaway, Borough of Queens.

400-48-A—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

311-48-BZ—Application, March 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

337-48-BZ—Application, April 14, 1948, under section 7e of the zoning resolution, of Harry Silverman, applicant, on behalf of Joseph Yannonne and Anthony Scavetta, owners, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years; premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

845-47-BZ—Application, September 30, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Neiman, owner, to permit in a business use, D area district, the erection and maintenance of a business building, using more than the area permitted; premises 420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens.

865-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Louis Langholtz, applicant, on behalf of Emanuel Welkowitz and Carl Stari-shefsky, d/b/a Avenue C Delivery Service, owners, to permit in a residence use district, the parking of five trucks, for a term of years; premises 750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.

1070-47-BZ—Application, December 9, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Josephine Stock, owner (Arthus W. Sollie, lessee), to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying; premises 389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

88-48-BZ—Application, February 2, 1948, under section 21 of the zoning resolution, of Newman and Bisco, applicants, on behalf of Elsie Edelmann, owner, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than is permitted and using more than the area of lot permitted for the dwelling and private garage; premises 484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.

155-48-BZ—Application, February 19, 1948, under section 7c of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

159-48-BZ—Application, February 26, 1948, under sections 7a and 7c of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of A. A. Lexington, Inc., owner, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse; premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

216-48-BZ—Application, March 11, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Simbern Holding Corp., owner, to permit in a residence use district, the erection and maintenance of a business building; premises 58-28, to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

477-46-SA—Westinghouse Laundromat, Model CM 1-4—consideration as to reopening and approval (previously approved on condition for temporary term).

252-48-SA—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1 and 727-1.

310-48-A—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Blocks 159 and 162, Lots 15 and 39), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Pinson street).

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

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175-48-A—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—120th street).

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JUNE 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, June 2, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

277-39-BZ—Application of Mary A. Bradley, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7g of the zoning resolution, for a temporary term of years, permitting in a business use district, the maintenance of individual garages for more than five motor vehicles; premises 25-12 to 25-16 38th avenue and 38-06 27th

street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens.

705-41-BZ—Application of Idella R. Koechel, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JUNE 2, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

356-48-A—53-02 29th street, west side, 15.09 ft. south of Review avenue (Block 294, Lot 106), Long Island City, Borough of Queens (under section 35, General City Law re bed of mapped street—29th street).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of April 20, 1948).

1000-40-BZ

APPLICANT—Booth, Lipton and Lipton, for Eckert Realty Corp., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar as suggested by the Court—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the conversion of apartments in basement, to stores; previously denied.

PREMISES AFFECTED—2337 Grand concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Harold A. Lipton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure. To be considered under section 7e on the basis of the occupancy of the present building without alteration for stores, as per Court's suggestion.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

117-42-BZ

APPLICANT—I. H. Lanzarone, for Angelina Baldi, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously

granted on condition, under section 7h of the zoning resolution, permitting in a business use district for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1433-1435 DeKalb avenue, west side, 275 ft. north of Wilson avenue (Block 3255 Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles P. Favello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on May 11, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 0

Negative

1131-23-BZ

APPLICANT—Robert Teichman, for John A. McCarthy, owner (Richard Green and Co., Inc., lessee).

SUBJECT—Application reopened September 10, 1946—re Application (decision of the borough superintendent), previously granted on condition, permitting in a residence, B area district, the erection and maintenance of a garage for the storage of more than five motor vehicles; also the omission of a rear yard as required.

PREMISES AFFECTED—503-509 West 166th street north side, 100 ft. west of Amsterdam avenue (Block 2123, Lot 70), Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

21-48-BZ

APPLICANT—Frederick L. Sumner, for Maria Albanese, owner (A. DiGiovanni, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for five motor vehicles to motor vehicle repair shop.

PREMISES AFFECTED—429 39th street, north side, 225 ft. east of 4th avenue (Block 705, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

MATERIAL SUBMITTED FOR APPROVAL

45-47-SM

APPLICANT—Nathan B. Schenkman, for Underwood Chemical Corp., (new owner).

SUBJECT—Application for consideration—reopening and amendment of resolution as to owner—re Chex-Flame (flameproofing compound); previously approved.

APPEARANCES—

For Applicant: Nathan B. Schenkman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (45-47-SM)

WHEREAS, the Royal Chemical Co. of New York City led on January 16, 1947 an application with the Board of Standards and Appeals for approval of Chex-Flame (flameproofing compound); and

WHEREAS, this material was approved by the Board on July 1, 1947 on certain conditions; and

WHEREAS, Nathan B. Schenkman, for Underwood Chemical Corp., (new owner), requested an amendment of the resolution relative to ownership.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board July 1, 1947, by adding thereto:

"... that in the event the applicant, the Royal Chemical Co. for Herbert and Gilbert Spertel, owners, has transferred its assets to the Underwood Chemical Corp., 121-25 Broad Street, New York City, this material may hereafter be marketed by the Underwood Chemical Corp. under the same name, Chex-Flame."

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, APRIL 27, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea.

The minutes of the meetings of the Board held on Tuesday morning and afternoon, March 30, 1948, were approved as printed in the Bulletin of April 6, 1948, Vol. 33, No. 14.

ZONING APPLICATIONS

552-25-BZ

APPLICANT—Sarsfield J. Sheridan, for 3604 Broadway Realty Corp., owner.

SUBJECT—Application reopened September 23, 1947—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board), to be used as a motor vehicle repair shop.

PREMISES AFFECTED—5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

APPEARANCES—

For Applicant: S. J. Sheridan and G. Reis.

For Opposition: F. A. Armeny, M. J. Crowley and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A.M. for further consideration.

260-40-BZ

APPLICANT—Lama and Proskauer, for Herbert Rosen, owner.

SUBJECT—Application reopened February 25, 1947—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station).

PREMISES AFFECTED—5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Herbert Rosen.

For Opposition: M. Steinberg, S. Osofsky, C. Pulito, S. Millstein and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A.M. for inspection by a committee of the Board and decision without further argument.

837-47-BZ

APPLICANT—Lama and Proskauer, for A. George Redgate, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop.

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PREMISES AFFECTED—1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mr. Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A.M. at request of objector.

939-47-BZ

APPLICANT—Lama and Proskauer, for Chesterfield Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area.

PREMISES AFFECTED—97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: M. Cantwell, N. J. O'Leary and R. Ciccarello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A.M. for inspection by a committee of the Board and decision without further argument.

1052-47-BZ

APPLICANT—Lama and Proskauer, for Winters Building Associates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection.

PREMISES AFFECTED—712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

1060-47-BZ

APPLICANT—Sweedler, Schulman and Andron, for Sadye E. Blumberg, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house.

PREMISES AFFECTED—310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Sweedler.

For Opposition: R. Nussbaum, E. Effinger, J. Epstein and S. Marcus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

125-48-BZ

APPLICANT—65th Land Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a business use district, the parking and storage of more than five motor vehicles, for period of time.

PREMISES AFFECTED—65-30 to 65-38 Austin street southeast corner of 65th road (Block 3104, Lot 86 and 88), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Irving Brenenstock.

For Opposition: S. N. Ohlbaum, Betty Lucchesi, P. Golding, B. N. Siegeltuch and E. Tarantino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

151-48-BZ

APPLICANT—Alden B. MacNeil, for William Pascoe, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles.

PREMISES AFFECTED—78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: A. B. MacNeil, Wm. Pascoe and Wesley Pascoe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed. New photographs to be filed.

177-48-BZ

APPLICANT—Charles E. Greenberg, for Milton Barkin, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence and business use, C and D area district, the erection and maintenance of class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants.

PREMISES AFFECTED—92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles E. Greenberg.

For Opposition: Herman Finkelstein and Sigmund F. Sendrowski.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1948 at 10 A. M. for further consideration.

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200-48-BZ

APPLICANT—Kitzler and Nurick, for Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry,

PREMISES AFFECTED—309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler, Henrietta Rothenberg and Irene Gottlieb.

For Opposition: Norman Salit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A. M. for inspection by a committee of the Board and for further consideration.

304-41-BZ

APPLICANT—Irving E. Kanner, for 112 West 31st Street Corp., owner.

SUBJECT—Application reopened April 6, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, for a term of two years, permitting partly in a retail use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving E. Kanner and Dominick A. Pimtavelle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (304-41-BZ)

WHEREAS, Joseph Kurzon, for 112 West 31st Street Corporation, owner, filed April 10, 1941, an application under section 7h of the zoning resolution, to permit partly in a retail use district and partly in an unrestricted use district, for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles; premises 116-118 West 31st street, south side, 204 ft. west of Sixth avenue (Block 806, Lots 52 and 53), Borough of Manhattan, was granted on June 24, 1941, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on April 6, 1948, and set for hearing on April 27, 1948, at 10 A. M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948 after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the letter from the borough superintendent, dated February 26, 1948, reads:

"Application for certificate of occupancy

Re: Premises 116-118 West 31st Street, Manhattan.

In reply to your request of January 21, 1948 on sub-

ject matter, you are advised that before a certificate of occupancy may be issued, it will be necessary to make application to Board of Standards and Appeals for an extension of Calendar #304-1941 Building Zone.

Present application for certificate of occupancy disapproved."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 24, 1941, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . granted for a term of two (2) years from the date of this amended resolution, to permit . . . ; that other than as amended herein, the resolution adopted June 24, 1941, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

208-46-BZ

APPLICANT—Lama and Proskauer, for Fifth Improvement Corp., owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted to be used as a gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop (previously denied by the Board as a garage, repair shop and gasoline service station).

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, L. L. Rosenberg and L. Rosenberg.

For Opposition: George A. Berkowitz, T. Melillo, A. De Paulo and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (208-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a garage for more than five (5) motor vehicles, gas station, auto laundry, lubritorium, repairs and servicing, using more than the permitted area; premises 14-24 Avenue M and 1500-1546 McDonald avenue, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn, was denied by the Board on July 9, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted to be used as a gasoline service station, garage for more than five (5) motor vehicles, high speed auto laundry, lubritorium, auto showroom for new and used cars and motor vehicle repair shop; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin, and laid over to April 27, 1948, for inspection by a committee of the Board, and for decision without further argument; and

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WHEREAS, the district maps accompanying the zoning resolution show that McDonald avenue is in a business use, C area and Class 1 height district; Avenue M is in business and unrestricted use, C area and Class 1 height districts; and the site is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 5, 1947, Re N.B. Applic. 124-46, reads:

"1. Proposed gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubricatorium, auto showroom for new & used cars & minor repairs on premises located in a business zone is contrary to Art. II, Sect. 4a (15)-(20)-(46) of the Zoning Resolution.

2. Occupied area in a 'C' district exceeds area permitted by Art. IV, Sect. 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 400 ft. front by 100 ft. in depth on which are located three buildings: a 1-story concrete block building 24 ft. 10 in. by 84 ft. 9 in., a metal shed measuring 30 ft. 2 in. by 81 ft. and another shed, 20 ft. 4 in. by 48 ft. 6 in.; that all existing buildings are used in conjunction with a contractor's yard; that it is proposed to demolish all existing buildings and construct a building 360 ft. by 90 ft. one story, 13 ft. 4 in. in height of Class 1 construction to house an automobile showroom for the sale of new and used cars, lubricatorium, motor vehicle repairs and high speed automobile laundry; and

WHEREAS, the applicant contends that at the intersection of Avenue M and McDonald avenue in a space approximately 50 ft. by 100 ft., it is proposed to bury four 550 gallon gasoline storage tanks and two islands for gas pumps, as shown on plans filed; that premises are presently zoned as business C area district; that the allowable area permitted thereunder is 24,750 square feet; that the proposed building area is 31,500 square feet, and the excess area is 6,750 square feet; that as noted on plans, a 10 ft. rear and side court is proposed to protect the abutting properties; that this site, because of its location and surrounding conditions, cannot be improved with a conforming use and it becomes suitably adapted for the uses requested; that the surrounding area is improved as follows: Block 9495, Lot 601 with a 1-story brick garage and gasoline service station (directly across the street, north of subject site); Block 6537, Lot 49 with a second hand lumber yard and materials; Block 6447, Lot 40, a 1-story gasoline service station and garage; Block 6563, Lots 36 and 39, a gasoline service station; that directly along the front of the premises on McDonald Avenue is the elevated structure of the Culver Street line and within the 500 ft. radius is Washington Cemetery; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and therefore is entitled to relief as to area on the ground of practical difficulty and unnecessary hardship and that this was a proper case in which to exercise its discretion to grant under sections 7f and 7i of the zoning resolution as to use.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to excess area and under sections 7f and 7i for a term of fifteen (15) years, to permit the premises to be developed as proposed and indicated on plans marked "Received December 11, 1947" (4 sheets), *on condition* that all existing building, fences and uses shall be removed and the building shall otherwise comply with all laws, rules and regulations applicable thereto; that all windows facing southerly and westerly as shown shall be fireproof, self-closing; that the rear court and yard space proposed to be left vacant shall be protected by a woven wire chain link fence along the in-

terior lot lines; that the gasoline pumps shall be erected not nearer than 10 feet to the street building line; that the curb cuts shall be as proposed and as shown on such plans; that the boilerroom shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that where not occupied by building and gasoline pumps, the balance of the premises left unbuild upon shall be cement paved; that a brick wall not less than five feet in height shall be erected along the westerly wall from the building to Avenue M, except that such wall may be sloped down to a height of not less than 3 feet at the building line; that there shall be erected at the intersection of Avenue M and McDonald avenue a block of concrete not less than 12 inches in height and extending for a distance of not less than 5 feet from both building lines from the intersection thereof; that such block may be segmental in shape; that the number of gasoline tanks shall not exceed four in connection with the gasoline station and two in the service station, where the gasoline shall be an accessory use thereto, each not over 550 gallon capacity; that the gas pumps within the service building shall be solely for serving cars within and not passing motor vehicles; that signs shall be restricted to the accessory building of the gasoline station and to the service station; that no sign shall extend beyond the building line; that there shall be no temporary signs and no roof signs; but there may be erected within the intersection a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting the sign to extend beyond the building line for a distance of not over 4 feet; that this building shall be occupied throughout as a service station for the Kaiser-Fraser automobile agency and any repairing to be carried on, herein permitted under section 7i, shall be solely for servicing cars dealt in by such agency; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

774-47-BZ

APPLICANT—Henry Nordheim, for Joseph Lettera owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office.

PREMISES AFFECTED—1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative

THE RESOLUTION (774-47-BZ)

WHEREAS, Henry Nordheim for Joseph Lettera, owner, filed August 28, 1947, an application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station and office, affecting premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768F, Lot 295), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, January 27, 1948, after due notice by publication in the Bulletin, and laid over from time to time to April 27, 1948; and

WHEREAS, the district maps accompanying the zoning

MINUTES

resolution show that Randall avenue is in a business use, B area and Class 1½ height district; Coster street is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 28, 1947, re amend. to N. B. Applic. 1187-46, reads:

1. Proposed gasoline service station in a business district is contrary to Art. II, Sec. 4(a)(46) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth on which is located a building 20 ft. by 15 ft. in depth, one story, 11 ft. in height, presently used as a four (4) car garage, of Class 3 construction (metal); that it is proposed to erect a building 20 ft. front by 15 ft. in depth, one story 11 ft. in height, of Class 3 construction, to be used as an office; that it is proposed to install four 550 gallon buried gasoline tanks and two dispensing pumps; and

WHEREAS, the applicant contends that there is a real need for this station as there is considerable truck and business traffic traveling on Randall avenue, leading to Westchester and then on to the Whitestone Bridge; that in addition to this business traffic this avenue serves a considerable pleasure vehicle traffic; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7f thereof for a term of ten (10) years, to permit the premises to be occupied as a gasoline service station, as proposed, on condition that all buildings and uses on the plot shall be removed except the existing four-car non-storage garage; that the gasoline station shall be arranged as proposed and as shown on plans filed with this application, marked "Received November 18, 1947" (3 sheets) and revised plan, marked "Received April 15, 1948" (1 sheet); that the plot shall be leveled substantially to the grade of the surrounding streets; that the accessory building shall be located and arranged as indicated; that the pumps shall be not nearer than 10 feet to the street building line; that the number of gasoline storage tanks shall not exceed four 550 gallon tanks; that curb cuts shall be restricted to one from Randall avenue, not over 30 feet in width, and one from Coster street, not over 20 feet in width, in addition to any existing curb cut for entrance to the 4-car non-storage garage; that no curb cuts shall be nearer to the street building line as extended than five feet; that at the intersection within the building line there shall be a block of concrete, not less than 12 inches in height, which may be segmental in shape, extending for not less than five feet along either street building line from the intersection; that along the interior lot line from Randall avenue southerly and on the rear lot line to Coster street or to the rear of the existing 4-car garage except where a retaining wall exists not less than 5 ft. 6 in. in height there shall be erected a substantial woven wire fence not less than 5 ft. 6 in. in height, such fence to be of the chain link type with anchored steel posts; that the balance of the plot where not occupied by accessory buildings shall be suitably paved to the satisfaction of the borough superintendent; that signs shall be restricted to a sign on the facade of the accessory building and to the globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard within the building line near the intersection for supporting a sign which may be illuminated advertising only the brand of gasoline on sale, provided such sign does not extend beyond the building line for a distance of more than four feet; that the existing 4-car garage shall be repaired and repainted and all existing

signs shall be removed and such building used only as a 4-car non-storage garage; that no repair work shall be done on the premises; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

980-47-BZ

APPLICANT—Solomon Zweig, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on 1st floor, to stores and apartments (previously withdrawn).

PREMISES AFFECTED—163-24 89th avenue and 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: S. Zweig and E. Ruzz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (980-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from apartments on first floor, to stores and apartments, affecting premises 163-24 89th avenue and 89-69 164th street, southwest corner (Block 9793, Lot 59), Jamaica, Borough of Queens, was withdrawn on February 3, 1948, upon recommendation of a committee of the Board which inspected the premises and surrounding area, without prejudice for reconsideration at a time when all apartments involved were vacated; and

WHEREAS, the applicant requested reopening of this application and reconsideration; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948, and set for hearing on April 13, 1948, at 10 A. M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin, and laid over to April 27, 1948, for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 89th avenue is in residence use, B area and Class 1½ height districts; 164th street is in residence use, B and C area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 30, 1947, re Alt. Applic. 2668-47, reads:

"1. Changing the use from Residence to Business in a Residence District is contrary to Art. 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 100 ft. front by 75 ft. in depth, on which is located a building 90 ft. front by 75 ft. in depth, 4 stories, 50 ft. in height of Class 3 construction, presently used for apartments (M.D. Class A). It is proposed to alter the existing apartments on first floor facing 164th street and also facing 89th avenue up to entrance (s.w. corner) and construct five (5) stores; and

WHEREAS, the applicant contends that premises are now occupied as a 4-story up-to-date apartment house; when building was erected and when present owner purchased same, the entire area was designated as a residence district; that at the Planning Commission hearings for rezoning in 1944 and 1945, the owner opposed any change;

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however, the Planning Commission saw fit to rezone both sides of 164th street south of 89th avenue and also both sides of 89th avenue east of 164th street for retail use, leaving the southwest corner of 164th street and 89th avenue (subject site) in the residence area; that the owner feels a hardship has been imposed upon him in that his property has been made less desirable as a residence site; it would therefore be only fair to permit him to utilize part of his property for "Retail" to conform with the entire neighborhood; that it is hoped the Board will grant this application either on a permanent basis under Section 21 or for a long period of years under Section 7e, 21 years if possible, in order to enable the owner to enter into long term contracts and leases with his tenants; and

WHEREAS, the owner has filed agreements with the apartment occupants to vacate and move to other apartments; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this is a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c for a term of fifteen (15) years, to permit a portion of the premises to be occupied for business purposes as proposed and indicated on plans filed with this application, marked "Received November 6, 1947" (4 sheets), except that there shall be no door or show windows constructed in the portion of the premises to be occupied for business facing 89th avenue; that no additional windows shall be erected on the exterior wall to the south or facing the interior court; that there shall be no connection between the business space and the balance of the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that signs shall be restricted to a permanent sign attached to each one of the stores below the masonry band course over the show windows and not extending beyond the building line; and that all permits required shall be obtained and all work completed within one(1) year from the date of this resolution.

38-48-BZ

APPLICANT—Burke, Morrison and Green, for Clemens Kammerer.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling, nearer than the permitted distance to the street line on the street on which it fronts, and nearer to the side lot line than permitted.

PREMISES AFFECTED—138-13 82nd avenue, north side, 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Arnold S. Henochstein and Alexandra Adan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (38-48-BZ)

WHEREAS, Burke, Morrison and Green, for Clemens Kammerer, owner, filed January 14, 1948, an application under section 21 of the zoning resolution, to permit in a residence

use, G area district, the erection and maintenance of a one (1) car garage accessory to existing dwelling nearer than the permitted distance to the street line on the street on which it fronts, and nearer to the side lot line than permitted, affecting premises 138-13 82nd avenue, north side 100.98 ft. east of 138th street (Block 9672, Lot 222), Kew Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin, and laid over to April 27, 1948, for inspection by a committee of the Board and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 82nd avenue is in a residence use, G area and Class 1 height district; 138th street is in a residence use, E and G area and Class 1 height district; and the site is in a residence use, G area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1948, re N.B. Applic. 6890-47, reads:

"1. Proposed one car garage accessory to a dwelling within a G area district must be located 20 ft. from building line and 5 ft. minimum from side lot line as required by Art. 4, Sec. 16-B of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 65.85 ft. front by 105.89 ft. in depth, irregular, on which is located a one family dwelling, 26.23 ft. front by 52.22 ft. in depth, including 1 story extension 6 ft. 6 in. deep, 1½ stories, 18 ft. in height, of Class 4 construction; that it is proposed to construct a one car garage 14 ft. front by 22 ft. 6 in. in depth, one story, 11 ft. 6 in. in height, of Class 1 construction, at the front of plot; and

WHEREAS, the applicant contends that the ground level all around the house and the level of the rear yard is approximately 11 ft. to 12 ft. above street grade, with a steep terrace sloping down to the street; that this grade condition makes it highly impractical to construct a garage in the rear yard; that in the immediate affected area there is a dwelling in Block 9671, Lot 237, and a garage in Block 9669, Lot 23, both located only about 2 ft. from the building line; that the area zone of these premises was changed from E to G on July 19, 1943; that in view of the above, it is respectfully requested that this application be granted to permit the location of the accessory garage as proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zone resolution as to area and therefore is entitled to relief on the ground of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, to permit the proposed garage to be located as shown and proposed on plans filed with this application, marked "Received January 14, 1948" (4 sheets) and plot plan marked "Received March 1, 1948" (1 sheet), *on condition* that the building shall comply in all other respects with all laws, rules and regulations applicable thereto and shall be occupied solely as an accessory garage to the existing dwelling; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

66-48-BZ

APPLICANT—Paul Friedman, for William N. Amerling and Amerling Chevrolet, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the

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change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt on portion of plot, for patrons and employees.

PREMISES AFFECTED—1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Mary E. Douglas and Anna E. Lafferty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (66-48-BZ)

WHEREAS, Paul Friedman, for Wm. N. Amerling and Amerling Chevrolet, Inc., owners, filed January 23, 1948, an application under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five (5) motor vehicles (no fee to be charged) on the unbuilt on portion of plot for patrons and employees, affecting premises 1814 to 1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin, and laid over to April 27, 1948, for inspection by a committee of the Board and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 54th street is in residence and business use, C area and Class 1 height districts; 18th avenue is in a business use, C area and Class 1 height district; the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 19, 1948, re Alt. Applic. 4759-47, reads:

"1. The proposed change of use from auto service station to motor vehicle repair shop of this bldg. located in a residence use district is contrary to the Zoning Res. Art. II, Sect. 3.

2. The use of portion of the plot in a residence use district for the free parking of more than five motor vehicles for patrons and employees of motor vehicle repair shop on same plot is contrary to the Zoning Res. Art. II, Sec. 3."

and

WHEREAS, the applicant states that premises consist of a plot 140 ft. 2½ in. front by 100 ft. 2⅛ in. in depth on which is located a building one story 15 ft. 1½ in. height, of Class 3 construction, presently used as an automobile service station with a vacant plot adjoining Lot (11); that it is proposed to use the existing building as a motor vehicle repair shop and to permit on the vacant portion of the plot the free parking of more than five motor vehicles for patrons and employees; that it is proposed to relocate gates and curb cut at front of premises on Lot 11; that on Lot 13 it is proposed to remove westerly garage doors and construct new entrance door 3 ft. by 7 ft., construct show windows and a hood not to project more than 10 inches beyond the building line, replace easterly garage doors with a new automatic overhead type door, replace existing sash with new metal sash, construct at westerly side new 12 ft. by 12 ft. automatic overhead type door and a new 3 ft. by 7 ft. exit door, also construct 4 new windows; that no changes are proposed at rear or easterly side; and

WHEREAS, the applicant contends that the proposed

changes to the exterior of the building will improve its appearance; that the proposed change of use from nonconforming use of automobile service station to motor vehicle repair shop is harmonious with the nature of existing use on premises and in the neighborhood because several uses in immediate neighborhood are of similar nature, such as Block 5487, Lot 9—motor vehicle repair shop; Block 5480, Lot 65, garage and repair shop for buses; Block 5480, Lot 1, gasoline selling station and motor vehicle repair shop; that the proposed condition will be an improvement as off-street loading will be provided for; that the proposed free parking for patrons and employees will benefit the owner, since all cars on which work has been completed will be able to be parked on the premises without occupying needed work space in the building; that it will benefit patrons and employees by enabling them to park their cars safely and without violating the one-hour parking regulation of the Police Department and it will benefit the neighborhood by keeping the streets clear of cars and create a safer condition because it will reduce to a minimum the crossing of the sidewalk by motor vehicles; that the use of the vacant lot for residential purposes is not practicable, as the buildings adjoining on both sides have non-conforming uses and also those on the opposite side of the street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c, 7e and 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c, 7e and 7h thereof, for a term of five (5) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received January 23, 1948" (5 sheets), *on condition* that the unbuilt upon portion of the plot comprising Lot 11, as proposed, for parking shall be leveled substantially to the grade of the surrounding street and shall be surfaced with steam cinders, clean gravel and other suitable material and treated with a binder and properly rolled; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur, a chain link fence not less than 6 feet in height with no openings therein, except as proposed for entrance and exit on the street building line; that such openings shall be fitted with gates of similar construction, with curb cut opposite not over 10 feet in width, this being in addition to the existing curb cuts in front of the building; that the door may be constructed as proposed between the building and the open lot; that the repairing within the building as proposed shall be mainly by hand tools, excluding all heavy work and with no anvil or forge; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that such repairs to building as proposed shall be carried out; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

156-48-BZ

APPLICANT—Tobias Goldstone, for Frieda Bogen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area.

PREMISES AFFECTED—1693-1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn.

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APPEARANCES—

For Applicant: I. Carner and II. R. Roberts.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (156-48-BZ)

WHEREAS, Tobias Goldstone, for Frieda Bogen, owner, filed February 27, 1948, an application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area, affecting premises 1693 to 1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Schenectady avenue is in business and unrestricted use, C area and Class 1 height districts; Atlantic avenue is in manufacturing and unrestricted use, C area and Class 1 height districts and the site is in an unrestricted use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 27, 1948, re N.B. Applic. 808-47, reads:

"1. The proposed building exceeds the area coverage of the lot permitted by the Zoning Resolution. Art. IV Sect. 13(b)."

and

WHEREAS, the applicant states that the premises consist of a plot 53 ft., 7½ in. front by 99 ft., 1 in. in depth, presently used for the parking and storage of more than five motor vehicles; that it is proposed to erect a building to cover the entire lot, one story 14 ft., 4 in. in height, of Class 3 construction, to be used as a non-storage garage for more than five motor vehicles, in conjunction with the existing one-story brick garage adjacent at the west and north of site; that it is proposed to connect the two with a door in the existing southerly wall; that the existing southerly and easterly walls will be used as enclosure walls of proposed building; and

WHEREAS, the applicant contends that the owner claims undue hardship under Section 21 if he is required to occupy but 60% of the lot as now required by the amended zoning resolution, because he could have built 100% of the area of the lot if he could have received clear title at the time he purchased the property; that in addition to the above, the general purpose and intent of the zoning resolution, will not be affected because the premises when and if built will be used in conjunction with present one-story brick garage adjacent and will be directly connected thereto with a door in the existing southerly wall of the existing building and the existing southerly and easterly walls will be used as enclosure walls; that the light and ventilation of any adjacent property will not be affected because there now exists a 12 ft. fence from the rear of the adjacent building on the east to the rear line of both this site and the adjacent premises; that further, if the owner is required to build on only 60% of the area, the remaining portion will still be used for additional storage of trucks and this will create an unsightly condition because a fence would still have to be across the front of the premises and nothing would be gained thereby; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is.

therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extra coverage as proposed and for the use as proposed, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

188-48-BZ

APPLICANT—Otto L. Nelson, Jr., for New York Life Insurance Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, B area and Class 1½ height district, the erection and maintenance of a Class "A" multiple dwelling to a height in excess of that permitted without the required setbacks, and with proposed dormers in excess of that permitted.

PREMISES AFFECTED—200-266 East 66th street, south side, from 2nd to 3rd avenues, 1241-1259 2nd avenue, 1111-1127 3rd avenue and 201-257 East 65th street (Block 1420, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Otto L. Nelson, Julian Whittlesey and G. H. Gurney.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (188-48-BZ)

WHEREAS, Otto L. Nelson, Jr., for New York Life Insurance Company, owner, filed March 4, 1948, an application under Section 21 of the zoning resolution, to permit in residence and business use, B area and Class 1½ height districts, the erection and maintenance of a Class "A" multiple dwelling to a height in excess of that permitted without the required setbacks and/or with proposed dormers in excess of that permitted, affecting premises 200 to 266 East 66th street, south side, from 2nd to 3rd avenue; 1241 to 1259 2nd avenue, 1111 to 1127 3rd avenue and 201 to 257 East 65th street (Block 1420, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in a business use, B area and Class 1½ height district; 3rd avenue is in a business use, B area and Class 1½ height district; East 65th street is in residence and business use, B area and Class 1½ height districts and East 66th street is in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 7, 1948, re N. B. Applic. 6-48, reads:

"Amendment of January 26, 1948, disapproved and objections a1 and a2 repeated as follows:

a-1. Proposed arrangement of setbacks is contrary to Art. III, Sect. 8f of the zoning resolution.

a-2. Proposed arrangement of dormer is contrary to Art. III, Sec. 9c of the zoning resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 610 ft. frontage by 160 ft. in depth, presently vacant; that it is proposed to erect a building 610 ft. front by 160 ft. 10 in. deep, irregular; typical floor 591 ft. 2 in. front by 108 ft. 9 in. deep (irregular) 19 stories and pent house 178 ft. and 191 ft. in height, of Class 1 construction, to be used as a Class A multiple dwelling; and

WHEREAS, the applicant requests that certain setback and dormer conditions where shown to extend beyond the limits calculated according to the zoning resolution be approved; that the requested conditions involve a slight extension of the dormer privilege at the upper floors of certain wings of the building; that the design submitted takes full account of purpose of the law to preserve light and air; that this underdevelopment of the site obviously assures far more light and air and open space than could be had if maximum development at street frontages were contemplated; that secondly, adjacent to each point where extension of the dormer privilege is requested, the building is cut back well within the setback requirements, and by amounts that in each case far exceed the amount of dormer extension; that therefore the light and air conditions are fully maintained at each of these points, in fact and materially improved upon; that, for instance, on 66th street, beside each point where dormers are extended, there are open spaces in the form of oversize courts which let in fingers of light; that on the avenues, adjacent to each dormer extension, some 42 ft. of frontage is left open which fully restores, in fact improves upon, the light penetration to the street; that the design is conceived to promote far superior conditions than contemplated by the zoning resolution; that to do this, it sacrifices $\frac{1}{3}$ of the area permitted at the typical floor (coverage here is 45% versus 68% permitted) one-third of the avenue frontages are left open and unbuilt upon; that half of the 66th street frontage is opened by oversize court setbacks and by keeping the building shorter than the block length; that all of the 65th street frontage, except at one story corner stores, is devoted to a garden upwards of 42 ft. in depth; that nowhere on any frontage above the store level is the building built to the street line; that this design is a step forward in good block development and neighborhood planning; that to accomplish this, the owner has deliberately imposed strict limitations upon the extent of this development but to still have a revenue producing project means that the design requirements must be strictly observed; that it is to be noted that the 9-5 setback shown at all dormers and their requested extensions provide for the maximum setback requirements under the M.D.L. at the 178 ft. level, and it is also noted that where dormers and their extension at the penthouse are shown, their setbacks are within M.D.L. requirements for the penthouse; that as this is an improvement of an entire block by one owner, the proposed substantial underdevelopment is made possible and can only result in furthering the purpose and intent of the zoning law; that it is submitted that there are practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the provisions of the zoning resolution as applied to the proposed structure and that the variance requested is in harmony with the general purpose and intent of the zoning resolution and in substantial furtherance of it; and

WHEREAS, the following letter, dated March 15, 1948, was received from the office of the President of the Borough of Manhattan, by Ralph F. Lewis, Chief Engineer of Design, Office of the Commissioner of Borough Works, reading as follows:

"In replying to your letter of March 9, 1948, relative to contemplated street widening in the area bounded by East 66th street, East 65th street, 2nd avenue and 3rd avenue, I wish to inform you that the Board of Estimate, on March 4, 1948 (Cal. 58) adopted a map widening 66th street forty (40) ft. on the southerly side from 2nd to 3rd avenues, thereby increasing the street width from 60 ft. to 100 ft.

An additional map for widening 65th street 20 ft. on

the southerly side and 64th street 20 ft. on the northerly side between 2nd and 3rd avenues was included in the calendar of the Board of Estimate of January 15, 1948 (Cal. No. 186), and laid over without date."

and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution, and is, therefore, entitled to relief as to height requirements on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the excess height as proposed and as indicated on plans filed with this application marked "Received March 4, 1948," twelve sheets, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 27, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

141-48-A

APPLICANT—Joseph Schafran, for Sawmill Construction Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (141-48-A)

WHEREAS, Joseph Schafran, for Sawmill Construction Company, owner, filed February 13, 1948, an appeal from an order and a decision of the fire commissioner, affecting premises 623-645 Fulton street, north side, from Hudson avenue to Rockwell place, 493-499 Hudson avenue and 44-46 Rockwell place (cellar); (Block 2084, Lot 1), Borough of Brooklyn; and

WHEREAS, Order 21231-LF issued by the fire commissioner December 12, 1947 and referred to in a decision of the fire commissioner, dated January 23, 1948, reads:

"1. Install an approved wet automatic sprinkler system throughout cellar having at least one source of water supply, arranged and equipped as per Art. 16, Ch. 26 of the Adm. Code. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is two stories (32 ft.) in height, 242 ft. 2 in. by 76 ft. 4 in. and 145 ft. 4½ in. in area, of Class 3 construction, erected in 1921, located partly in a business use and partly in a resi-

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dence use B area, partly Class 2 and partly Class 1½ height district, and used and occupied since 1937 as follows: cellar, boiler room, storage and sales room, 30 persons; 1st floor, stores, restaurant and bar, 630 persons; 2nd floor, offices, meeting room and sales room, 782 persons; that no change in use or occupancy is proposed; that the building is equipped with three stairs, 3 ft. 8 in., 4 ft. 8 in. and 5 ft. 9 in. in width, constructed of steel strings and cement treads, enclosed in 4 in. gypsum blocks, plastered both sides, equipped with fireproof kalamein self-closing doors; one stair extends to roof bulkhead; and

WHEREAS, the applicant contends that there are three stairways, all enclosed in fireproof block partitions from 1st floor to the second, each with steel strings, steel risers and marble or cement treads, one 5 ft. 9 in. wide, one 4 ft. 8 in. wide and one 3 ft. 8 in. wide, the 4 ft. 8 in. wide stair extending to roof through a bulkhead; that there are two fireproof interior stairs and enclosures of the above described construction from the cellar to the public halls on 1st floor, one stair being 5 ft. wide and the other 3 ft. 8 in. wide; that each stair exits at the 1st floor through fireproof self-closing doors directly to the street through the main and secondary lobbies of the building; that the building is sub-divided with a fire wall from the cellar to and above the roof and all openings in the wall are protected with fireproof self-closing doors; that there are no hazardous trades or businesses in the building; that access to all portions of the premises is available from the street through public halls or corridors except to the north westerly portions of the furniture sales spaces in the cellar; that the adjoining lot on Rockwell place north of the building in question has an existing open space approximately 30 ft. in width running from the street along side of the north court and up to the east court of the premises; that the open space is partly used for lumber storage by the occupant of the adjacent building; that sufficient open space is required for the handling and storage of lumber to enable the heretofore inaccessible spaces of the cellar to be reached from Rockwell place through said open space for fire-fighting purposes; that when the applicant converts the three openings shown on the cellar plan from windows to doors and installs a stationary ladder from the top of the retaining wall to the bottom of the court, the Fire Department will have satisfactory access to all portions of the cellar; that no manufacturing of any kind is done on the premises; that the merchandise sold in the cellar is the usual living room furniture and the cellar occupancy is low; that portable fire-fighting appliances will be installed as directed by the fire commissioner; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner acting on Order 21231-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

181-48-A

APPLICANT—L. E. Driver, for New York Dock Company, owner (New York Dock Railway, lessee).

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Pier #14, Fulton Terminal, foot of Montague street (north side of Montague street, 418 ft. west of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: L. E. Driver and Q. O. Young.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (181-48-A)

WHEREAS, L. E. Driver, for New York Dock Company, owner, filed March 4, 1948, an appeal from an order of the

fire commissioner, affecting premises Pier 14, Fulton Terminal, foot of Montague street, north side of Montague street, 418 ft. west of Furman street (Block 199, part of Lot 3), Borough of Brooklyn; and

WHEREAS, Order 21626-LF issued by the fire commissioner, February 6, 1948, reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore, ordered to:

1. Provide transverse firestops beneath the piers securely fastened to the piling and extending from below water level to the underside of the pier deck (at which point they shall be tightly sealed) at intervals of 160 feet for the entire length of the pier. Section C19-161.0 of the Administrative Code."

and

WHEREAS, the applicant states that the pier is 44 ft. by 280 ft. in area, of Class 4 construction, erected about 1909, located in an unrestricted use, A area and Class 2 height district, used and occupied since 1909 as a railroad rack; and

WHEREAS, the applicant contends that the order refers to a pile and timber rack designated as Pier 14, which actually is an open rack structure used as a guide and protection for car floats using the adjacent float bridges; that the deck has 1 in. to 2½ in. spacing between the single wood floor planking and is occupied by a four track railroad siding for the switching of cars in connection with the adjoining railway terminal freight yard; that the vicinity is supplied with high and low pressure hydrants for use by land forces and the rack is available to fireboat operations; that watchmen are on duty at all times during the day and night and in view of the shortness of the structure, the open spaced planked wood deck which would aid rather than retard the extinguishment of fire, the fact that the rack is built of slow burning heavy timber framing and is unshedded and used only for the handling of railroad freight cars and in view of the 24 hour watchmen's service and the accessibility to numerous high and low pressure hydrants and to land and fire boat stations, it is requested that the owner be relieved of compliance with the order.

Resolved, that the order of the fire commissioner acting on Order 21626-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

182-48-A

APPLICANT—L. E. Driver, for New York Dock Company, owner (New York Dock Railway, lessee).

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Pier #13, Fulton Terminal, foot of Montague street (north side of Montague street, 410 ft. west of Furman street); (Block 199, part of Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: L. E. Driver and Q. O. Young.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT —

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (182-48-A)

WHEREAS, L. E. Driver, for New York Dock Company, owner, filed March 4, 1948, an appeal from an order of the

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fire commissioner, affecting premises Pier 13, Fulton Terminal, foot of Montague street, north side of Montague street, 410 ft. west of Furman street (Block 199, part of Lot 3), Borough of Brooklyn; and

WHEREAS, Order 21623-LF issued by the fire commissioner February 6, 1948, reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore, ordered to:

1. Provide transverse firestops beneath the piers securely fastened to the piling and extending from below water level to the underside of the pier deck (at which point they shall be tightly sealed) at intervals of 160 feet for the entire length of the pier. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the pier is 17 ft. by 308 ft. in area, of class 4 construction, erected about 1909, located in an unrestricted use A area and class 2 height district and used and occupied as a railroad rack; and

WHEREAS, the applicant contends that the order refers to a pile and timber rack designated as Pier 13, which actually is an open rack structure used as a guide and protection for car floats using the adjacent float bridges; that the deck has 1 in. and 2½ in. spacing between the single wood floor planking and is occupied by a one track railroad siding for the switching of cars in connection with the adjoining railway terminal freight yard; that the vicinity is supplied with high and low pressure hydrants for use by land forces and the rack is available to fireboat operations; that watchmen are on duty at all times during the day and night and in view of the shortness of the structure, the open spaced planked wood deck which would aid rather than retard the extinguishment of fire, the fact that the rack is built of slow burning heavy timber framing and is unshedded and used only for the handling of railroad freight cars and in view of the 24 hour watchmen's service and the accessibility to numerous high and low pressure hydrants and to land and fire boat stations, it is requested that the owner be relieved of compliance with the order.

Resolved, that the order of the fire commissioner, acting on Order 21623-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

265-48-A

APPLICANT—Shreve, Lamb and Harmon, for Empire State, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—350 5th avenue, west side, from 33rd to 34th streets, 1-29 West 33rd street and 2-20 West 34th street (street curb); (Block 835, Lots 19 and 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald De Pace, H. C. Bernhard and D. U. Rasanen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (265-48-A)

WHEREAS, Shreve, Lamb and Harmon, for Empire State, Inc., owner, filed March 22, 1948, an appeal from a decision of the borough superintendent, affecting premises 350 Fifth avenue, west side, between 33rd and 34th streets, 1-29 West 33rd street and 2-20 West 34th street, Empire State Building (Block 835, Lots 19 and 41), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1948, on D.C.B.N. 720-48, reads:

"1. The maximum length of a cut-curb should be thirty feet.

2. The distance between cut curbs (safety zone) should be ten feet."

and

WHEREAS, the applicant states the building is 85 stories, (1055 ft.) in height, 197 ft. 6 in. by 500 ft. in area at 1st floor, 164 ft. 4 in. by 309 ft. 8 in. in area at typical floor, Class 1 construction, erected in 1931, located in a restricted retail use, B area, Class 2 and 1¼ height districts, used as an office building with stores, showrooms, restaurant and observation tower, for which Certificate of Occupancy #17502 was issued April 29, 1931; and

WHEREAS, the applicant states it is proposed to demolish a portion of the building on West 33rd street and to erect a new one-story structure for unloading platform, parcel storage and truck driveway space to supplement the present truck unloading space; and

WHEREAS, the applicant contends that existing facilities have proved inadequate, causing traffic congestion on 33rd street in the vicinity of the present truck and delivery entrance; that the present unloading platform is too small to accommodate the number of trucks delivering supplies to the building, thus necessitating the unloading of many trucks at the street curb, causing congestion and danger to pedestrians; that the present truck space is not big enough to accommodate large trailer-type trucks which would project across the sidewalk, causing pedestrians to walk into the street; that this condition will be alleviated by the construction of the new unloading space which will be deep enough to accommodate the longest trailer trucks within the building; that in order to permit the use of the entire new driveway and unloading platform, a continuous curb cut at the street is essential; that the engineer in charge of inspection and permits for the Borough President's office has advised that in exceptional cases such as this, his office will consider the use of continuous curb cuts 60 ft. in length, followed by a full curb island 5 ft. long on the flat; that this will create an island directly in front of the new truck driveway, requiring the trucks to jockey for position in the street and sidewalk to avoid this obstruction, thus increasing the traffic congestion; that the creation of a full curb island would also prevent the full use of the new unloading platform; that since the owners are going to considerable expense to alleviate congestion and improve conditions, the full use of the new facilities is warranted.

Resolved, that the decision of the borough superintendent, acting on D.C.B.N. 720-48, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* to permit the existing curb cuts to be extended across the front of the new building as proposed and as indicated on plans filed with this appeal marked "Received March 22, 1948," 3 sheets; that at all times while trucks are moving in or out of truck driveways there shall be not less than two (2) attendants located on the sidewalk to guide pedestrians and also to direct trucks moving in and out for the protection of pedestrians and the street traffic; that the requirements of the regulations of the Police Department shall be complied with; that in all

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other respects the installation shall comply with all laws, rules and regulations applicable thereto; that this curb cut shall be maintained only so long as the spaces as proposed are used for in and out driveways.

60-47-A

APPLICANT—Tobias Goldstone, for Wilk and Smerling Bros., Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from an order of the fire commissioner; previously withdrawn.

PREMISES AFFECTED—42-56 Paidge avenue, southwest corner of Provost street and 215-229 Dupont street (Block 2489, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Tobias Goldstone.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1051-47-A

APPLICANT—Elias K. Herzog, for J. & V. Iron Works, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—825 East 140th street, north side, 287.81 ft. east of Southern boulevard (shed); (Block 2592, Lots 64 and 67), Borough of The Bronx.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 2 P.M., for inspection by committee of Board and decision.

174-48-A

APPLICANT—Robert E. Dineen, Superintendent of Insurance of the State of New York as Liquidator of Lawyers Title and Guaranty Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—160-164 Broadway, east side, 76 ft. 7 $\frac{3}{4}$ in. south of Maiden Lane; 6 Maiden Lane, south side, 110 ft. 11 $\frac{5}{8}$ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8 $\frac{1}{4}$ in. south of Maiden Lane (Block 64, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 11, 1948 at 2 P.M., for inspection by committee of Board.

270-48-A

APPLICANT—Max Horn, for Congregation Shaare Zedek, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, Rabbi Charles B. Chavel and Paul Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 2 P.M., for inspection by Committee of Board and decision without further argument.

285-48-A

APPLICANT—Louis B. Santangelo, for Wm. H. Whiting, Ralph D. Whiting and Josephine D. Doty, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis B. Santangelo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 2 P.M., for inspection and decision by the Board.

ZONING APPLICATIONS

283-16-BZ

APPLICANT—Harold Herman, for Primrose Management Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, permitting in a business use district, the change of occupancy of a garage for more than five motor vehicles to garage for more than five motor vehicles, factory and storage.

PREMISES AFFECTED—238-240 West 54th street, south side, 126 ft. 3 $\frac{1}{4}$ in. west of Broadway (Block 1025, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Harold Herman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution of February 19, 1946 rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (283-16-BZ)

WHEREAS, this application under the zoning resolution, to permit the change of occupancy of a stable to a garage for more than five motor vehicles, in a business use district, affecting premises 238-240 West 54th street, south side, 126 ft. 3 $\frac{1}{4}$ in. west of Broadway, (Block 1025, Lot 51), Borough of Manhattan, was granted by the Board on December 5, 1916, on certain conditions; and

WHEREAS, the resolution was amended on February 19, 1946, permitting a factory occupancy on the second floor; and

WHEREAS, the applicant requested a rescindment of the resolution of February 19, 1946; and

WHEREAS, the applicant states that the use of the second (2) floor for factory use, as proposed under Cal. 87-46-A and as permitted by amendment to resolution adopted February 19, 1946, has been discontinued and the space is now occupied as a garage as formerly permitted by the Board under this Calendar number.

Resolved, that the Board of Standards and Appeals does hereby rescind the resolution adopted on February 19, 1946.

330-22-BZ

APPLICANT—William I. Hohausser, for 1633 East 17th Street Corp., owner.

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SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7a and 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the alteration and conversion of occupancy of a three-story theatre and stores building to a one-story stores building.

PREMISES AFFECTED—1663-1669 East 17th street, east side, 57 ft. 2½ in. south of Kings Highway (Block 6780, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Belfer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (330-22-BZ)

WHEREAS, this application, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a building, partly used for business purposes, affecting premises 1665 East 17th street, Borough of Brooklyn, was granted by the Board on May 2, 1922, on certain conditions, resolution amended on June 27, 1922 and April 5, 1938; and

WHEREAS, an application was made, to permit the change of occupancy to stores and motion picture theatre, affecting premises 1663-1669 East 17th street, east side, 57 ft. 2½ in. south of Kings Highway (Block 6780, Lot 55), Borough of Brooklyn, and such application was granted by the Board on January 28, 1941, on certain conditions; and

WHEREAS, the present applicant requested a reopening of a new proposal—to permit the alteration and conversion of occupancy of a three story theatre and stores building to a one story stores building; and

WHEREAS, this application was granted by the Board on March 30, 1943, under sections 7c and 7a of the zoning resolution, on certain conditions; and

WHEREAS, the resolution was amended and plans approved on April 27, 1943; and

WHEREAS, time was extended to obtain permits and complete the work from time to time and last extended on April 15, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 2, 1922 as *amended* January 28, 1941 and thereafter by resolutions adopted through April 15, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

729-23-BZ

APPLICANT—Boris W. Dorfman, for Helen Schmitt, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7g of the zoning resolution, permitting in a residence use district, for a temporary term, the maintenance of a garage for the storage of four (4) motor vehicles, three (3) spaces to be rented to persons not residing on the premises.

PREMISES AFFECTED—733-735 East 235th street, north side, 60 ft. west of Byron avenue (Block 4999, Lot 83), Borough of The Bronx.

APPEARANCES—

For Applicant: Marilyn L. Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (729-23-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises; premises 733-735 East 235th street, Borough of The Bronx, was granted by the Board on December 18, 1923, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, and last extended on December 9, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 18, 1923, as *amended* through December 9, 1947 by adding thereto:

"that in the event the plot is subdivided and the garage in question is now located on lot known as 85, the requirements of the resolution as adopted by the Board on December 18, 1923, as *amended* through December 9, 1947 may be deemed still to apply."

681-26-BZ

APPLICANT—Lama and Proskauer, for Kempmac Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the conversion of present public garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—85-14 to 85-24 Rockaway boulevard and 97-13 to 97-29 85th street, southeast corner (Block 9057, Lot 21), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (681-26-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, affecting premises 8502 Rockaway boulevard, Woodhaven, Borough of Queens, was granted by the Board on December 7, 1926, on certain conditions; and

WHEREAS, the time in which to obtain permits and complete the work was extended on September 27, 1927; and

WHEREAS, on December 6, 1927, the Board adopted Engineer's report, and approved plans as in substantial accordance with the resolution; and

WHEREAS, the applicant requested reopening of this appli-

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cation and consideration under sections 7c and 7i of the zoning resolution to permit in residence and business use district the conversion of present public garage for more than five motor vehicles, and present auto showroom, to include repairing and servicing of motor vehicles and also the extension of existing gasoline service station, affecting premises 8514-8524 Rockaway boulevard and 9713-9729 85th street, southeast corner (Block 9057, Lot 21), Woodhaven, Borough of Queens, was granted by the Board on April 29, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 29, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (Alt. Applic. 569-46)."

801-41-BZ

APPLICANT—Max Horn, for Yetta Klepper, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—132 Beach 31st street, east side, 120 ft. south of Lewmay road (Block 302, Lot 23), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (801-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 132 Beach 31st street, east side, 120 ft. south of Lewmay road (Block 302, Lot 23), Edgemere, Borough of Queens, was granted by the Board on April 14, 1942, on certain conditions, resolution amended on June 30, 1942 and time to complete the work was extended on October 6, 1942; and

WHEREAS, the term of variance was extended on July 11, 1944 and on May 21, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942, as *amended* through May 21, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein *amended* the conditions of the resolution of April 14, 1942, shall be complied with; that a certificate of occupancy shall be obtained (Misc. Applic. 6701-1941)."

112-42-BZ

APPLICANT—Paul Friedman, for Morris Dolgin, present owner (Central Concrete, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the inclusion of a motor vehicle repair shop (including welding) in an existing garage for more than five motor vehicles.

PREMISES AFFECTED—54-42 to 54-46 Flushing avenue and 60-02 to 60-08 55th street, southwest corner (Block 2636, Lot 7), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (112-42-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district for a term of two years, the inclusion of a motor vehicle repair shop (including welding) in an existing garage for more than five motor vehicles, affecting premises 54-42 to 54-46 Flushing avenue and 60-02 to 60-08 55th street, southwest corner (Block 2636, Lot 7), Maspeth, Borough of Queens, was granted by the Board on May 12, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on May 2, 1944 and on April 23, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the former owner was Sophie Ledwitz, the new owner is Morris Dolgin, and Central Concrete, Inc., lessee.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1942, as *amended* through April 23, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7i for a term of two (2) years from the date of this *amended* resolution, to permit the inclusion of motor vehicle repair shop in the existing garage, *on condition* . . . and that other than as herein *amended* the conditions of the resolution of May 12, 1942, shall be complied with; that a certificate of occupancy shall be obtained (Alt. Applic. 3246-41)."

583-43-BZ

APPLICANT—Julius Eckmann, for Isidore Epstein, owner (Ida Levinson, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to the storage of rags.

PREMISES AFFECTED—496-500 (492 displayed) Watkins street, west side, 100 ft. north of Newport street (Block 3065, Lots 33 and 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (583-43-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, to permit in a business use district, the conversion of occupancy of an existing building to the storage of rags, affecting premises 496-500 (492 displayed) Watkins street, west side, 100 ft. north of Newport street (Block 3605, Lots 33 and 34), Borough of Brooklyn, was granted by the Board on May 9, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on April 30, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 9, 1944, as amended through April 30, 1946, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"Granted under Section 7c for a term of two (2) years from the date of this amended resolution to permit the building to be occupied for the sorting and storage of wiping rags, on condition that other than as herein amended the conditions of the resolution adopted May 9, 1944, shall be complied with and the requirements of the fire commissioner shall be met."

35-44-BZ

APPLICANT—Irving Ditchik, for Esther Ditchik, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—8230 18th avenue, west side, 46 ft. 6 in. north of 84th street (Block 6314, Lot 75), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Ditchik.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (35-44-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district for a term of two years, the conversion of occupancy of an existing building to a motor vehicle repair shop, affecting premises 8230 18th avenue, west side, 46 ft. 6 in. north of 84th street (Block 6314, Lot 75), Borough of Brooklyn, was granted by the Board on June 20, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on June 25, 1946; and

WHEREAS, the resolution was amended on July 1, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 20, 1944, as amended through July 1, 1947, only so far as it has refer-

ence to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7i for a term of two (2) years from the date of this amended resolution . . . and that other than as herein amended, the conditions of the resolution as last amended July 1, 1947, shall be complied with, and that a certificate of occupancy shall be obtained."

522-44-BZ

APPLICANT—Irving Ditchik, for Jack Ditchik, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from automobile accessories store, to motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—8232 18th avenue, west side, 23 ft. north of 84th street (Block 6314, Lot 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Ditchik.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (522-44-BZ)

WHEREAS, this application, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from automobile accessories store, to motor vehicle repair shop, for a term of two years, affecting premises 8232 18th avenue, west side, 23 ft. north of 84th street (Block 6314, Lot 76), Borough of Brooklyn, was granted by the Board on June 25, 1946, on certain conditions, for a term of two years; and

WHEREAS, the resolution was amended on July 1, 1947; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 25, 1946, as amended through July 1, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7i, for a term of two (2) years from the date of this amended resolution, to permit . . . and that other than as herein amended, the conditions of the resolution adopted on June 25, 1946, as amended July 1, 1947, shall be complied with, and that a certificate of occupancy shall be obtained."

50-45-BZ

APPLICANT—Hutton and Holahan, for The Dime Savings Bank of Brooklyn.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection of an extension to a bank building, the structure as extended, occupying in excess of the permitted area.

PREMISES AFFECTED—1101 Avenue J, northeast corner of Coney Island avenue (Block 6704, Lot 49), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Albert Hutton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (50-45-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of an extension to a bank building, the structure as extended occupying in excess of the permitted area, affecting premises: 1101 Avenue J, northeast corner of Coney Island avenue (Block 6704, Lot 49), Borough of Brooklyn, was granted by the Board on July 10, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 9, 1946 and on May 13, 1947; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1945, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

320-45-BZ

APPLICANT—Frank V. Laspia, for Joseph Palermo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in business and unrestricted use districts, the change of occupancy from garage (not more than four cars and light storage) to rug cleaning and light storage, for a term of five (5) years.

PREMISES AFFECTED—212 Evergreen avenue, south side, 70 ft. east of Willoughby avenue (Block 3206, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Blaise F. Laspia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (320-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the change of occupancy from garage (not more than four cars and light storage) to rug cleaning and light storage, for a term of five (5) years affecting premises 212 Evergreen avenue, south side, 70 ft. east of Willoughby avenue (Block 3206, Lot 16), Borough of Brooklyn, was granted by the Board on May 14, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 29, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 14, 1946, only

so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

557-45-BZ

APPLICANT—John T. Clancy, for Slattery Contracting Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the extension of a garage for more than five trucks for owner's use, and repair shop.

PREMISES AFFECTED—51-01 72nd place and 72-28 to 72-36 51st road, southeast corner (Block 2465, Lots 1 and 5), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John T. Clancy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (557-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and business use districts the extension of a garage for more than five trucks for owner's use and a repair shop; affecting premises 51-01 72nd place and 72-28 to 72-36 51st road, southeast corner (Block 2465, Lots 1 to 5), Woodside, Borough of Queens, was granted by the Board on April 9, 1946 subject to the conditions set forth on April 30, 1946; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 30, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 898-45)."

810-45-BZ

APPLICANT—Progress Burlap Bag Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and unrestricted use district, the change of occupancy from public garage to factory.

PREMISES AFFECTED—1835 Carter avenue, west side, 208.77 ft. north of Prospect place (Block 2892, Lot 54), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (810-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use and unrestricted use district, the change of occupancy from public garage to factory, affecting premises 1835 Carter avenue, west side, 208.77 ft. north of Prospect place (Block 2892, Lot 54), Borough of The Bronx, was granted by the Board on March 5, 1946, on certain conditions; and

WHEREAS, time to obtain a certificate of occupancy was extended on January 14, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 5, 1946, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all work has been substantially completed, and that additional time is necessary to obtain a certificate of occupancy, that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution."

383-46-BZ

APPLICANT—Herbert Gretsche, for Frostone Corp., owner.

SUBJECT—Application for consideration—reopening to consider additional stories—re Application (decision of the borough superintendent) previously granted on condition, under section 21, of the zoning resolution, permitting in a residence use, D area district, the erection of a structure for manufacturing purposes, using more than the area permitted and omitting the required rear yard.

PREMISES AFFECTED—202-208 Tillary street, south side, 91 ft. east of Prince street and 67-73 Prince street, east side, 96 ft. 6 in. south of Tillary street (Block 2050, Lots 100, 103, 110, 112, 113, 115 and 118,) Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Gretsche and Sam Spiro.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (383-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, D area, district, the erection of a structure for manufacturing purposes, using more than the permitted area and omitting the required rear yard affecting premises 202-208 Tillary street, 67-73 Prince street, south side of Tillary street, 91 feet east of Prince street, east side, 96 feet 6 in. south of Tillary street (Block 2050, Lots 100 to 103, 110, 112, 113, 115 to 118), Borough of Brooklyn, was granted by the Board on December 17, 1946, on certain conditions; and

WHEREAS, the plans submitted for approval were approved March 23, 1948, as being in substantial compliance with the requirements of the resolution adopted December 17, 1946; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1946, as *amended* March 23, 1948, as to approval of plans, by adding thereto:

"... that in the event the owner desires to construct two additional stories on the building beyond the height

as approved by this Board, such additional stories may be constructed on condition that the areas of the two additional stories are similar to those already permitted and their construction and supporting members throughout comply with the requirements of the Building Code to the satisfaction of the borough superintendent; that in all other respects the resolution as adopted by the Board on December 17, 1946, and approval of plans on March 23, 1948, shall be complied with."

848-46-BZ

APPLICANT—Robert T. Lyons, for Dorina Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—North side of 46th avenue, from Utopia parkway to 172nd street (Block 5526, Lots 1, 4, 8, 9, 10 and 77), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Lyons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (848-46-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a residence and business use and D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted, affecting premises north side of 46th avenue, from Utopia parkway to 172nd street (Block 5526, Lots 1, 4, 8, 9, 10 and 77), Flushing, Borough of Queens, was granted by the Board on March 18, 1947, on certain conditions; and

WHEREAS, on July 1, 1947, the Board disapproved plans submitted for approval; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 18, 1947 by adding thereto:

"... that in the event the plans for the development are changed so that they are in complete compliance with the requirements of the zoning resolution and all other laws, rules and regulations applicable thereto, the requirements of this resolution may be deemed not to apply (N.B. Applic. 7933-46)."

69-47-BZ

APPLICANT—Lama and Proskauer, for Flabro Realty Corp., owner.

SUBJECT—Application for consideration—reopening—extension of time to complete and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the reconstruction of an existing gasoline service station, auto laundry, lubricatorium and office, using more area and the change of occupancy to gasoline service station, laundry, lubricatorium, office and repairs.

MINUTES

PREMISES AFFECTED—571-581 Coney Island avenue and 1-15 Lewis place, northeast corner (Block 5141, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE TO REOPEN, EXTEND TIME AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (69-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in residence and business use districts, the reconstruction of an existing gasoline service station, auto laundry, lubritorium and office, using more area, and the change of occupancy to gasoline service station, laundry, lubritorium, office and repairs, affecting premises 571 to 581 Coney Island avenue and 1 to 15 Lewis place, northeast corner (Block 5141, Lot 21), Borough of Brooklyn, was granted by the Board on April 15, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 15, 1947, in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution, and that irrespective of the provision in the resolution requiring that pumps shall be set back so as to be not nearer than 15 ft. to the street building line, the pumps may be not nearer than 10 ft. to the street building line as indicated on revised plans marked 'Received April 3, 1948,' on condition that in all other respects the requirements of the resolution as adopted April 15, 1947, shall be complied with."

148-47-BZ

APPLICANT—Andrew J. Thomas, for the Medical Society of The County of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use district, the extension of an existing structure by the addition of one story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—167 East 69th street, north side, 95 ft. west of 3rd avenue (Block 1404, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: J. R. Birchfield, Sr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (148-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in residence and business use, B area

districts, the extension of existing structure, by the addition of one story, using more than the area permitted and without the required rear yard, affecting premises 167 East 69th street, north side, 95 ft. west of 3rd avenue (Block 1404, Lot 32), Borough of Manhattan, was granted by the Board on April 8, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 8, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended, this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

546-47-BZ

APPLICANT—Boak and Raad, for Kew Terminal Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition under section 21 of the zoning resolution, permitting in a business and residence use C area district, the erection of a building, using more than the area permitted.

PREMISES AFFECTED—120-54 Queens boulevard, south side, 167.45 ft. west of 82nd avenue (Block 3358, Lot 18), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert Rubin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (546-47-BZ)

WHEREAS, this application under Section 21 of the zoning resolution, to permit in a business use, D area district, the erection of a building using more than the area permitted, affecting premises 120-54 Queens boulevard, south side, 167.36 ft. west of 82nd avenue (Block 3358, Lot 18), Kew Gardens, Borough of Queens, was granted by the Board on October 21, 1947 on certain conditions; and

WHEREAS, the applicant has requested an amendment to this resolution to amend his statement as to the correct frontage of the plot.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 21, 1947, by adding thereto:

" . . . that the overall length of the building on the street line may be 186 ft. and 9 in. in place of 180 ft. 6 in. as previously stated. (N. B. Applic. 1467-47)."

600-47-BZ

APPLICANT—Samuel Rosenblum for Louis Banks, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station for a term of five (5) years.

PREMISES AFFECTED—583-587 Grand street, southwest corner of Corlears street (Block 265, Lots 31, 32 and 33), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (600-47-BZ)

WHEREAS, this application, under section 7f of the zoning resolution, permitting in a retail use district, for a term of five (5) years, the erection and maintenance of a gasoline service station, affecting premises 583-587 Grand street, southwest corner of Corlears street (Block 265, Lots 31, 32 and 33), Borough of Manhattan, was granted by the Board on September 23, 1947, on certain conditions; and

WHEREAS, plans were approved by the Board on December 16, 1947 as being in substantial compliance with the resolution of September 23, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 23, 1947 as *amended* December 16, 1947, approving of plans, by adding thereto:

"that the partition shown on the plans and approved by the Board on December 16, 1947, separating the washing section from the greasing section in the accessory building may be omitted to permit the entire space to be occupied as proposed for greasing only on condition that in all other respects, the resolution adopted by the Board on September 23, 1947 and the requirements of the approved plans, approved December 16, 1947, shall be complied with."

511-47-BZ

APPLICANT—Lama and Proskauer, for Huna Brin, owner.

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, erection of a garage for the storage of more than five motor vehicles (previously granted by the Board—re sale and display of used cars and parking and storage of more than five motor vehicles).

PREMISES AFFECTED—194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

940-47-BZ

APPLICANT—Lama and Proskauer, for Chesterfield Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—95-11 57th avenue and 55-50 to 55-52 96th street, northwest corner (Block 1903, Lot 56), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

539-46-BZ

APPLICANT—Norman Lederer, for Herbst Brothers, owners (Studley Paper Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from gasoline station, motor vehicle repair shop, storage and parking lot to automobile sales room, office, new car storage, assembly and light manufacturing.

PREMISES AFFECTED—64-15 to 64-19 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street (Block 396, Lots 5 and 7), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

868-46-BZ

APPLICANT—William Koppe, for A. E. Carlson, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from factory and dwelling to factory and office.

PREMISES AFFECTED—524-528 East 134th street, south side, 125 ft. east of Brook avenue (Block 2261, Lot 27), Borough of The Bronx.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1013-46-BZ

APPLICANT—Frank J. Buttermark, for Frank Gimpy and Jane Garrigan, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, erection and maintenance of a gasoline service station and refreshment stand.

PREMISES AFFECTED—1 Outerbridge plaza, northeast corner of Pleasant Plains boulevard (Block 7513, Lot 40), Pleasant Plains, Borough of Richmond.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

PUBLIC HEARING

PROPOSED AMENDMENTS TO OIL BURNER RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning*, May 7, 1948, at 10 A. M., in Room 1013, Municipal Building, Manhattan, on proposed amendments to the Oil Burner Rules.

Matter in *italics* new. Matter in brackets [] old matter to be omitted.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five

(275) gallons capacity and not more than one such tank shall be connected to one burner, *except that two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1.* Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank and at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. *In addition where two storage tanks each of two hundred seventy-five (275) gallons capacity are installed as permitted in Rule 6.1.1, connected to one burner, such tanks shall be connected to the supply line leading to the burner through a manually operated approved three-way valve in such a way that only one tank can discharge its contents at a time. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3.*

NOTICE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That all the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

ANNUAL REPORT

CASES FILED AND PENDING 1947

Filed 1947	A	BZ	S	SA	SM	SR	M'L	T'L	GR. T'L
JANUARY	36	38	0	3	28	0	133	238	..
Restored	7	11	0	1	3	0	0	22	260
FEBRUARY ...	37	18	0	4	18	0	92	169	..
Restored	3	8	0	2	2	0	0	15	184
MARCH	63	20	0	3	13	1	79	179	..
Restored	7	9	1	2	1	0	0	20	199
APRIL	59	32	0	4	17	0	126	238	..
Restored	7	16	0	3	2	0	0	28	266
MAY	65	36	0	5	26	0	110	242	..
Restored	4	14	0	4	2	0	0	24	266
JUNE	71	36	0	10	18	0	111	246	..
Restored	3	17	0	1	4	0	0	25	271
JULY	40	20	0	6	12	0	167	245	..
Restored	5	15	0	1	3	0	0	24	269
AUGUST	25	11	0	8	11	0	0	55	..
Restored	0	0	0	0	0	0	0	0	55
SEPTEMBER ..	18	18	0	6	13	0	115	170	..
Restored	4	12	0	3	1	0	0	20	190
OCTOBER	46	42	0	8	15	1	103	215	..
Restored	3	11	1	1	1	0	0	17	232
NOVEMBER ...	36	9	0	5	8	0	103	161	..
Restored	4	16	0	0	3	0	0	23	184
DECEMBER ...	33	34	0	9	18	0	76	170	..
Restored	2	15	0	0	0	0	0	17	187
TOTAL	578	458	2	89	219	2	1215	2563	2563
PENDING									
Dec. 31, 1946...	127	279	4	219	379	4	0	1012	1012
GRAND TOTAL	705	737	6	308	598	6	1215	3575	3575
DISPOSITION									
1946									
JANUARY	44	41	3	1	2	0	133	224	..
FEBRUARY ...	31	50	0	4	9	0	92	186	..
MARCH	32	25	0	2	9	1	79	148	558
APRIL	49	41	1	8	11	0	126	236	..
MAY	59	31	0	5	12	0	110	217	..
JUNE	61	42	0	2	9	0	111	225	678
JULY	145	109	0	12	27	0	167	460	..
AUGUST	0	0	0	0	0	0	0	0	..
SEPTEMBER ..	25	33	0	3	4	0	115	180	640
OCTOBER	33	30	0	3	9	0	103	178	..
NOVEMBER ...	40	42	0	10	9	0	103	204	..
DECEMBER ...	30	40	0	62	25	0	76	233	615
TOTAL	549	484	4	112	126	1	1215	2491	2491
PENDING									
Dec. 31, 1947...	156	253	2	196	472	5	0	1084	1084

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolution. S—Applications for Variations of Labor Law. SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption of Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

DOCKET		DISPOSITION OF CASES	
Cases pending December 31, 1946.....	1012	Withdrawn	218
Cases filed up to December 31, 1947.....	1113	Dismissed	56
Restored to Docket	235	Denied	16
		Granted	7
		Granted on condition	594
		Appliances approved	56
		Appliances dismissed, disapproved or withdrawn.....	56
		Materials approved	101
		Materials dismissed, disapproved or withdrawn.....	25
		Rules approved	1
MISCELLANEOUS APPLICATIONS		MISCELLANEOUS ACTIONS	
Requests to reopen	741	Requests to reopen granted	703
Requests to amend	125	Requests to reopen denied	13
Requests to rescind	10	Requests to amend granted	125
Requests for extension of time	147	Requests to rescind granted	10
Requests for extension of term of variance	174	Requests for extension of time granted	147
Requests for approval of plans	18	Requests for extension of term of variance	174
Total	3575	Plans approved	18
Disposed of	2491	Requests withdrawn or dismissed	25
Cases pending December 31, 1947.....	1084	Total	2491

MONEYS RECEIVED

SUBSCRIPTIONS	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER	TOTAL
To Bulletin	\$347.50	\$315.00	\$240.00	\$302.50	\$1205.00
Cash Sales	269.86	301.38	165.72	296.62	1033.58
Paid to City Treasurer	\$617.36	\$616.38	\$405.72	\$599.12	\$2238.58

REVIEW FROM 1916

Year	Cases Filed	Restored & M'l Actions	Total to Dis- pose of	Pending Previous Year	With- drawn	Dis- missed	Disposed of as follows :			Total Cases	Pending Dec. 31st
							Cases Denied	Granted, etc.	M'l Actions		
1916	502	32	534	0	39	64	59	204	32	398	136
1917	2620	35	2655	136	291	154	241	838	35	1559	1232
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70
1919	1005	73	1078	70	105	47	271	594	41	1058	90
1920	793	114	907	90	84	100	233	457	33	907	90
1921	1720	176	1896	90	102	296	337	827	35	1597	389
1922	1575	405	1980	389	171	195	262	1025	281	1934	435
1923	1562	308	1870	435	149	189	193	928	219	1678	627
1924	1540	415	1955	627	173	194	290	1003	324	1984	598
1925	1350	335	1685	598	140	129	203	793	275	1540	743
1926	1147	403	1550	743	193	85	289	864	403	1834	459
1927	1357	575	1932	459	168	137	261	679	477	1722	669
1928	988	467	1455	669	230	107	312	585	384	1618	506
1929	765	508	1273	506	177	62	190	518	440	1387	392
1930	760	523	1283	392	175	38	215	379	451	1258	417
1931	623	645	1268	417	103	44	184	471	539	1341	344
1932	631	641	1272	344	158	22	159	492	524	1355	261
1933	389	648	1037	261	54	34	144	312	542	1086	212
1934	368	584	952	212	47	51	162	248	493	1001	163
1935	365	718	1083	163	40	14	122	305	589	1070	176
1936	393	683	1076	176	59	18	103	330	563	1073	179
1937	629	691	1320	179	43	14	120	409	587	1173	326
1938	1230	720	1950	326	96	19	153	910	618	1796	480
1939	1552	934	2486	480	121	66	244	1010	812	2253	713
1940	1235	1043	2278	713	138	33	200	851	890	2112	879
1941	1116	1148	2264	879	122	43	205	852	999	2221	922
1942	915	1018	1933	922	163	59	275	746	913	2156	699
1943	638	1050	1688	699	146	69	105	562	939	1821	566
1944	753	1075	1828	566	119	47	92	562	935	1755	639
1945	823	1099	1922	639	159	40	129	573	931	1832	729
1946	1086	1288	2374	729	120	27	147	732	1065	2091	1012
1947	1113	1450	2563	1012	218	56	243	759	1215	2491	1084
Total	33277	19964	53241	15153	4906	3119	6561	20827	16744	52157	16237

JOSEPH J. DOYLE, *Chief Clerk.*

HARRIS H. MURDOCK, *Chairman.*

BULLETIN

JUN 4 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 19

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Docket.

Rules Directory.

Notice of Hearing Calendar.

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Minutes of Regular Meeting, Tuesday Afternoon, May 4, 1948. Affecting Calendar Numbers 130-41-A, 550-47-A, 616-47-A, 917-47-A, 53-48-A, 98-48-A, 153-48-A, 910-47-A, 96-48-A, 1288-39-A, 154-48-A, 209-48-A, 213-48-A, 214-48-A, 215-48-A, 227-48-A, 241-48-A, 243-48-A, 249-48-A, 272-48-A, 276-48-A, 277-48-A, 278-48-A, 290-48-A, 306-48-A, 308-48-A, 319-48-A, 321-48-A, 334-48-A, 335-48-A, 338-48-A, 353-48-A, 101-32-BZ, 170-36-BZ, 208-37-BZ, 613-37-BZ, 402-40-BZ, 76-44-BZ, 673-46-BZ, 615-47-BZ, 684-47-BZ and 916-47-BZ.

Remaining minutes will be printed in the Bulletin of May 18, 1948).

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PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to May 4, 1948.

Cal. No. Dept. Premises Affected.

382-48-BZ—H.B.Bx.—2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street (Block 3158, Lots 16-19), Borough of The Bronx, N.B. 332-48.

383-48-BZ—H.B.Bx.—2755 Williamsbridge road, northwest corner of Boston Post road (Block 4515, part of Lot 13), Borough of The Bronx, Amendment to N.B. 164-48.

384-48-BZ—H.B.B.—808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn, N.B. 192-48.

385-48-SM—United Hollow Metal Door, manufactured by United Steel Fabricators, Inc., Material.

386-48-SA—Erie Computing Pump, Model 777 and Erie Non-Computing Pump, Model 999, Appliance.

387-48-SA—Reznor Automatic Forced Air Gas Heaters, Models 4630, 4645, 4660 and 4675, Appliance.

388-48-SM—Boltaflex Vinyl Sheeting, manufactured by The Bolta Co., Material.

389-48-SM—Armstrong's Temlok, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation, manufactured by Armstrong Cork Co., Material.

390-48-SA—Red Wing Oil Burner, Model E, Appliance.

391-48-BZ—H.B.M.—30 East End avenue and 534 East 81st street, southwest corner (Block 1577, Lot 27), Borough of Manhattan, Alt. 472-48.

392-48-A—H.B.Q.—10-43 48th avenue, north side, 159 ft. west of 11th street (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens, Alt. 1254-47.

393-48-BZ—H.B.M.—351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan, Amendment to Alt. 524-48.

394-48-A—H.B.M.—351-353 West 54th street, north side, 150 ft. west of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan, Amendment to Alt. 524-48.

395-48-BZ—H.B.B.—2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn, Alt. 3887-47.

395-48-SM—Capitol 34 Hour Test Kalamein Window, manufactured by Capitol Fireproof Door Co., Material.

397-48-SM—Capitol One and One-Half Hour Test Kala-

mein Door, manufactured by Capitol Fireproof Door Co., Material.

398-48-A—H.B.Q.—140-46 Bascom avenue, south side, 402.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens, Alt. 911-47.

399-48-SA—Vic No. 90, Synthetic Dry Cleaning Machine, Appliance.

400-48-A—H.B.Q.—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens, N.B. 7363-47 (Under section 35, General City Law re bed of mapped street—Metropolitan avenue).

401-48-SM—Fire-Bar (flameproofing process for cotton, rayon, cotton and rayon mixtures and wool), manufactured by Fairview Finishing Co., Inc., Material.

402-48-SM—Geier Fireproof and Ventilating One Hour Kalamein Door, manufactured by Isidor Geier, Material.

403-48-BZ—H.B.M.—26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan, N.B. 233-47.

404-48-BZ—H.B.B.—8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn, Alt. 516-48.

405-48-A—F.D.—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23-31 inclusive), Borough of Brooklyn, 22083-LF.

406-48-A—H.B.B.—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn, Alt. 585-48.

407-48-SM—Lelite General Purpose Lightweight Aggregate, manufactured by Lehigh Navigation Coal Co., Material.

Restored to Docket.

910-47-A—H.B.B.—1408 Bedford avenue and 620 St. Marks avenue, southwest corner (2nd floor); (Block 1224, Lot 42), Borough of Brooklyn, Alt. 3205-46.

277-39-BZ—H.B.Q.—25-12 to 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens, Alt. 1855-47.

705-41-BZ—H.B.Q.—170 Beach 105th street, northeast corner of Shore Front Parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens, Misc. 6142-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings. H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

CALENDAR

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 11, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 11, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

148-33-BZ—Application of Solomon Jochnowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened February 3, 1948, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than five motor vehicles in the residence use portion of lot; premises 205-22 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

260-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Herbert Rosen, owner, reopened February 25, 1947, under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of

a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station); premises 5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

939-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Chesterfield Estates, Inc., owner, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area; premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

1052-47-BZ—Application, December 3, 1947, under sections 7c, 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Winters Building Associates, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection; premises 712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

200-48-BZ—Application, March 9, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry; premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

102-48-BZ—Application, February 9, 1948, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

114-48-BZ—Application, February 10, 1948, under section 7c of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of August Mischler, owner, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop; premises 113-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

CALENDAR

117-42-BZ—Application of Ignatius H. Lanzarone, applicant, on behalf of Rosario Torino, owner, reopened April 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles; premises 1433-1435 DeKalb avenue, west side, 275 ft. north of Wilson avenue (Block 3255, Lot 44), Borough of Brooklyn.

261-25-BZ—Application of Lama and Proskauer, applicants, on behalf of Angelo Spinelly, owner, reopened November 5, 1947, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding; premises 2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

80-36-BZ—Application of Henry Nordheim, applicant, on behalf of Ammek Realty Corp., owner, reopened December 2, 1947, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of class "A" multiple dwelling with stores (previously granted by the Board) to class "A" multiple dwelling, stores and marriage broker's office; premises 1398 Grand Concourse and 200-208 East 170th street, southeast corner (Block 2831, Lot 48), Borough of The Bronx.

971-41-BZ—Application of Herman Kron, applicant, on behalf of L.S.R. Realty and Contracting Corp., owner (Jerome Voletzky, lessee), reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65 and 67), Borough of Brooklyn.

448-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward and Arthur Senft, owners Colony Fuel Oil Co., Inc., lessee, reopened June 3, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal); premises 2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

183-47-BZ—Application of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, reopened March 23, 1948, under section 7c of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district; premises 159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27 inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

872-47-BZ—Application, October 6, 1947, under section 7g of the zoning resolution, of Stohldrier and Zetsche,

applicants, Hurley, Gray and Kearney, co-applicants, on behalf of Muller Dairies, Inc., owner, to permit in an unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles located between two intersecting streets on which is located a public park; premises 518-532 West 126th street, south side, 200 ft. east of Old Broadway and 527-535 West 125th street (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

873-47-A—518-532 West 126th street and 527-535 West 125th street, north side, 246 ft. east of Old Broadway (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

1002-47-BZ—Application, November 7, 1947, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Williams Holding Inc., owner (Long Motor Co., lessee), to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by the erection and maintenance of a new building, to be used as motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment, brake testing, auto showroom and offices, using more than the area permitted; premises 1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue, (Block 1477, Lots 32-35), Borough of Brooklyn.

85-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage; premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

293-48-BZ—Application, March 23, 1948, under sections 7c, 7e, 7h and 21 of the zoning resolution, of Hazeltine Electronics Corporation, applicant and owner, to permit in a residence use district, the erection of an additional business building for a period of fifteen years, with an increase in accessory parking for a period of fifteen years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a period of two years, and extended by the Board—expires March 23, 1950); premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

294-48-A—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

328-48-BZ—Application, April 9, 1948, under section 7h of the zoning resolution, of Abal Inc., applicant and lessee, on behalf of Estate of Mary Devine and C. Gray and Teresa Farrell (executors), owners, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of years; premises 300 to 302 Jay street, west side, 125 ft. south of Tillary street (Block 129, Lots 22 and 23), Borough of Brooklyn.

422-47-SA—Liquiflow CO² Receiver.

236-48-SA—Diesel-American Oil or Coal Burning Units Models 208, 223, 243, 303 and 363.

257-48-SM—Hastings Alunitile (Wall Tile).

612-47-SM—Reinstall (fire-resistant) Flat Paint.

HARRIS H. MURDOCK, *Chairman*

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MAY 11, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 11, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

369-48-A—181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (1st floor); (Block 637, Lot 54), Rockaway Beach, Borough of Queens.

174-48-A—160-164 Broadway, east side, 76 ft. 7 $\frac{3}{4}$ in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11 $\frac{5}{8}$ in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8 $\frac{1}{4}$ in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

270-48-A—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

1051-47-A—825 East 140th street, north side 287.81 ft. east of Southern boulevard (shed); (Block 2592, Lots 54 and 67), Borough of The Bronx.

285-48-A—19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

241-48-A—104 Hester street, south side, 75.2 ft. east of Forsyth street (1st floor); (Block 301, Lot 17), Borough of Manhattan.

13-48-A—36-07 to 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (Block 4971, Lots 16 and 18), Flushing, Borough of Queens.

43-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

09-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

49-48-A—3901 Fort Hamilton parkway and 1102-1104 9th street, southeast corner (Block 5585, Lot 10), Borough of Brooklyn.

14-48-A—186-28 Peck avenue, 53-20 to 53-24 187th street, southeast corner and 53-25 to 53-35 187th street, northeast corner of Peck avenue (Block 5656, Lots 6, 11 and 13 and Block 5658, Lots 1, 13 and 14), Bay- de, Borough of Queens.

72-48-A—37-32 Review avenue, west side, 442.42 ft. south of Greenpoint avenue (2nd and 3rd floors); (Block 2, Lots 41 and 59), Long Island City, Borough of Queens.

16-48-A—269-12 to 269-20 80th avenue, southwest corner of 270th street (Block 8725, Lots 5, 7 and 9), Belle- use, Borough of Queens.

8-48-A—26-02 4th street and 3-18 26th avenue, south- west corner (Block 910, Lot 23), Long Island City, Borough of Queens.

9-48-A—200-202 West 46th street, south side, 31 ft. east of Broadway and 1539 to 1549 Broadway (ground); (Block 1017, Lot 36), Borough of Manhattan.

335-48-A—173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx.

338-48-A—39-35 22nd street, east side, 125.15 ft. north of 40th avenue (Block 393, Lots 1 to 5), Long Island City, Borough of Queens.

258-48-A—184 West 231st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Bor- ough of The Bronx.

993-47-A—166-182 Walworth street, west side, 153 ft. 4 in. north of Willoughby avenue (Block 1751, part of Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 18, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1060-47-BZ—Application, December 11, 1947, under sec- tion 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blum- berg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under sec- tion 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sec- tions 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Bor- ough of Queens.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington ave- nue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, ap- plicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area dis- trict, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, with- out the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

479-39-BZ—Application of DePace and Juster, Inc., ap- plicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees), reopened February 17, 1948, under section 7h of the

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zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

1437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schulman, owner, reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

4-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Herman Kron and Son, applicants, on behalf of Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee), to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 1005, Lots 42 and 43), Borough of Manhattan.

274-48-BZ—Application, March 29, 1948, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Philip Panzer, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

533-47-A—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Van Horn street).

530-41-BZ—Application of Lama and Proskauer, applicants, on behalf of Anna Scardino, owner, reopened June 3, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repair shop and office (previously withdrawn); premises 85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zon-

ing resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

464-47-BZ—Application, April 30, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Auto Parts Co., owner (Domenico Palumbo, lessee), to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices; premises 112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

101-48-A—112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (1st floor); (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubritory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

230-48-BZ—Application, March 16, 1948, under section 7c of the zoning resolution, of H. M. Cole, applicant, on behalf of Giacomo Rosasco, owner, to permit in a residence and local retail use district, the extension of existing business use into the residence portion of the lot; premises 97 MacDougal street, west side, 99 ft. 8¼ in. north of Bleecker street (Block 542, Lot 52), Borough of Manhattan.

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

250-48-BZ—Application, March 23, 1948, under section 7e of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Irving Glaser, owner, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre; premises 70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

340-48-BZ—Application, April 14, 1948, under section 7h of the zoning resolution, of Freed and Gordon, applicants, on behalf of Pauline Wurtzel, owner, to permit in a retail use district, the parking and storage of more than five motor vehicles; premises 135-22 to 135-24 35th avenue and 35-02 Linden place, southwest corner (Block 4959, Lot 20), Flushing, Borough of Queens.

348-48-BZ—Application, April 13, 1948, under sections 7f and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Edward R. Koch, owner (Michael

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Weinstein, lessee), to permit in a business use district, the parking and storage of more than five motor vehicles for a temporary period of time; premises 1521-1535 Southern boulevard and 915 East 172nd street, northwest corner (Block 2977, Lot 168), Borough of The Bronx.

315-47-SA—Mills Cup Dispenser, Model 400-C.

620-47-SM—Weldwood Flush Veneered Door (Kaylo Core).

895-40-SM—Hollup Welding Electrodes, Grades Sureweld "B" and "N."

1015-47-SA—Lancaster Oil Burner, Sizes 00, 0, and Sizes 7 and 8 of Models WP, LP, LPH, WPH, BWPH, BWP, BLPH and BLP.

246-48-SM—Corinco High Density Cork Tile (flooring).

247-48-SM—Corinco Acousticator Board (ceilings).

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 18, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

290-48-A—449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor); (Block 1472, Lot 9), Borough of Brooklyn.

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

215-48-A—85-51 to 85-55 Little Neck parkway, east side, 38.62 ft. and 78.62 ft. north of 86th avenue and 85-59 Little Neck parkway, northeast corner of 86th avenue (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens.

353-48-A—156-178 West 12th street and 7-19 7th avenue, southeast corner (Block 607, Lot 1), Borough of Manhattan.

169-48-A—8 Beach street, south side, 95 ft. 1 in. west of West Broadway (Block 190, Lot 39), Borough of Manhattan.

380-48-A—2 Pierrepont place, west side, 62.6 ft. north of Montague street (Block 240, Lot 4), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

309-48-BZ—Application, March 17, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Samuel B. Althouse, owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, the sale and display of more than five motor vehicles, and with proposed curb cut nearer to residence use district than is permitted; premises 1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Block 159, Lot 15 and Block 162, Lot 39), Far Rockaway, Borough of Queens.

310-48-A—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Blocks 159 and 162, Lots 15 and 39), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Pinson street).

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

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400-48-A—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

129-48-A—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

311-48-BZ—Application, March 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

337-48-BZ—Application, April 14, 1948, under section 7e of the zoning resolution, of Harry Silverman, applicant, on behalf of Joseph Yannonne and Anthony Scavetta, owners, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years; premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

845-47-BZ—Application, September 30, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Neiman, owner, to permit in a business use, D area district, the erection and maintenance of a business building, using more than the area permitted; premises 420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens.

865-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Louis Langholtz, applicant, on behalf of Emanuel Welkowitz and Carl Stari-shelsky, d/b/a Avenue C Delivery Service, owners, to permit in a residence use district, the parking of five trucks, for a term of years; premises 750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.

1070-47-BZ—Application, December 9, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Josephine Stock, owner (Arthus W. Sollie, lessee), to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying; premises 389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

88-48-BZ—Application, February 2, 1948, under section 21 of the zoning resolution, of Newman and Bisco, applicants, on behalf of Elsie Edelmenn, owner, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than is permitted and using more than the area of lot permitted for the dwelling and private garage; premises 484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south

side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

159-48-BZ—Application, February 26, 1948, under sections 7a and 7c of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of A. A. Lexington, Inc., owner, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse; premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

216-48-BZ—Application, March 11, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Simbern Holding Corp., owner, to permit in a residence use district, the erection and maintenance of a business building; premises 58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

477-46-SA—Westinghouse Laundromat, Model CM 1-4—consideration as to reopening and approval (previously approved on condition for temporary term).

252-48-SA—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1 and 727-1.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

175-48-A—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—120th street).

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, June 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

277-39-BZ—Application of Mary A. Bradley, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7g

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of the zoning resolution, for a temporary term of years, permitting in a business use district, the maintenance of individual garages for more than five motor vehicles; premises 25-12 to 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens.

705-41-BZ—Application of Idella R. Koechel, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

1024-41-BZ—Application of Minnie Weinstein, applicant and owner, reopened May 11, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

415-47-BZ—Application of De Pace and Juster, applicants, on behalf of Beppo Realty Corp., owner, reopened April 6, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage and motor vehicle repair shop for more than five motor vehicles, using more than the area permitted (previously granted by the Board); premises 2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

416-47-A—2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx (reopened April 6, 1948).

846-47-BZ—Application, August 26, 1947, under sections 7i and 7j of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Community Founders, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, office, auto laundry, lubritorium and motor vehicle repair shop; premises 67-53 164th street, and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens.

847-47-A—67-53 164th street and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—69th avenue).

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

989-47-BZ—Application, November 14, 1947, under section 7c of the zoning resolution, of Herman Kron, applicant, on behalf of 61-44 Fresh Meadow Road, Inc., owner, to permit in a business use district, the extension to existing gasoline service station, motor vehicle

repair shop, accessory store and office, and erection and maintenance of extension to be used as lubritorium and auto laundry; premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

228-48-BZ—Application, March 15, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Simon V. Cohen, owner, to permit in a business use, D area district, the extension to existing building, using more than the area permitted; premises 2464-2466 (2674 displayed) Flatbush avenue, west side, 160 ft. north of Avenue U (Block 8542, Lot 67), Borough of Brooklyn.

273-48-BZ—Application, March 29, 1948, under section 7e of the zoning resolution, of Voorhees, Walker, Foley and Smith, applicants, on behalf of Union Square Savings Bank, owner, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank); premises 20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

291-48-BZ—Application, April 2, 1948, under section 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Henry Kahan, owner, to permit in a residence use, G. area district, the projecting bay window and vestibule into the required front yard and an open terrace projecting into the required rear yard; premises 311 Beach 147th street, west side, 100 ft. north of Neponsit avenue (Block 749, Lot 35), Neponsit, Borough of Queens.

372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

23-37-SA—Silent Heat Oil Burner (reopened January 20, 1948 re approval of Model C).

203-48-SM—Pennsylvania Range Boiler Co. Obround 275 Gallon Fuel Oil Tank.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JUNE 2, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

356-48-A—53-02 29th street, west side, 15.09 ft. south of Review avenue (Block 294, Lot 106), Long Island City, Borough of Queens (under section 35, General City Law re bed of mapped street—29th street).

77-48-A—519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2266, Lot 42), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

JUNE 8, 1948, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 8, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

548-47-BZ—Application of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 4, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 6, 1948 and April 13, 1948, were approved as printed in Bulletins of April 13, 1948 and April 20, 1948, Vol. 33, Nos. 15 and 16.

ZONING APPLICATIONS

766-28-BZ

APPLICANT—Sol A. Liebman, for Ida Katz, owner.

SUBJECT—Application reopened March 2, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of two (2) years (previously denied for the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—820-838 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A.M. at request of the applicant.

479-39-BZ

APPLICANT—DePace and Juster, Inc., for Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees).

SUBJECT—Application (reopened February 17, 1948) re decision of the borough superintendent, under Section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Juster.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. pending action by Board of Estimate.

1129-39-BZ

APPLICANT—Benjamin H. Whitestone, for 900 Southern Boulevard Corporation, owner, (Abraham Helman and Isidor Lubin, lessees).

SUBJECT—Application reopened October 2, 1945—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board).

PREMISES AFFECTED—900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Sankin.

For Opposition: M. A. Siditman, M. Ercez and T. H. Friend.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by committee and decision by Board. No further argument.

1437-39-BZ

APPLICANT—Louis B. Siegel, for Max Schulman, owner.

SUBJECT—Application reopened December 16, 1947—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built).

PREMISES AFFECTED—179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Louis B. Siegel.

For Opposition: M. M. Bressler, C. G. Neville and Dr. Shaw.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. pending action by Board of Estimate re parking in business districts.

578-40-BZ

APPLICANT—Lama and Proskauer, for Jacob Sieven, owner.

SUBJECT—Application reopened October 29, 1946—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room.

PREMISES AFFECTED—1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for applicant to file revised plans.

548-47-BZ

APPLICANT—Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened March 23, 1948—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted.

PREMISES AFFECTED—1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: S. Gardstein and H. B. Bercon.

For Opposition: A. I. Silberstein, E. M. Rogall, A. Ehrenberg, H. Strohm, L. Worthley and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948 at 10 A. M. for decision by the Board; no further argument. The premises and area have been inspected by a committee of the Board.

721-47-BZ

APPLICANT—Henry George Greene, for Michael Vasti and Sol and Sadie Gross, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard.

PREMISES AFFECTED—185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Greene and M. Vasti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. for further consideration after applicant files deed.

903-47-BZ

APPLICANT—Louis Canarick and Ben Skudin, lessees, for Russell Sage Foundation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years.

PREMISES AFFECTED—9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank B. Gass.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. at request of applicant.

4-48-BZ

APPLICANT—Herman Kron and Son, for Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years.

PREMISES AFFECTED—114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 1005, Lots 42 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. at request of applicant.

84-48-BZ

APPLICANT—Lama and Proskauer, for Samuel L. Benjamin and Clara Benjamin, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales.

PREMISES AFFECTED—38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. for further consideration.

94-48-BZ

APPLICANT—William Nunley, lessee for Sheldlin Corp. and Blue Point Terrace Development Corp., owners.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years.

PREMISES AFFECTED—165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. at request of the applicant.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten years.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Estelle B. Cozine and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A.M. for decision by the Board.

114-48-BZ

APPLICANT—Alden B. MacNeil, for August Mischler, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop.

PREMISES AFFECTED—113-05 to 113-111 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1948 at 10 A. M. for further consideration.

142-48-BZ

APPLICANT—Paul Friedman, for George and Eli Goldberg, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years.

PREMISES AFFECTED—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. at request of the applicant.

177-48-BZ

APPLICANT—Charles E. Greenberg, for Milton Barkin, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C and I area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants.

PREMISES AFFECTED—92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles E. Greenberg.

For Opposition: S. F. Sendrowski, E. Little, I. Mars and M. Campbell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 2, 1948 at 10 A. M. for further consideration.

274-48-BZ

APPLICANT—Lama and Proskauer, for Philip Panse, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of time.

PREMISES AFFECTED—3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. at request of applicant.

177-32-BZ

APPLICANT—J. G. L. Molloy, for Rose Cramer, owner.

SUBJECT—Application reopened March 2, 1948, for consideration re amendment of resolution as to additional uses—parking and storage of more than five motor vehicles—Application (decision of the borough superintendent), previously granted on condition under section 7f of the zoning resolution, for a term of ten years permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium.

PREMISES AFFECTED—156-166 West End avenue, northeast corner of West 67th street (Block 115, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Geo. H. Green.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (177-32-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium, affecting premises 156-166 West End avenue, northeast corner of West 67th street (Block 1159, Lot 1), Borough of Manhattan, was denied by the Board on June 14, 1932; and

WHEREAS, J. G. L. Molloy, for Rose Cramer, owner, requested a reopening of the application and rehearing under section 7f of the zoning resolution; and

WHEREAS, on March 12, 1946, this case was reopened and restored to the calendar; and

WHEREAS, on July 9, 1946, this application was granted by the Board, under section 7f of the zoning resolution, on certain conditions, for a term of ten years; and

WHEREAS, on December 10, 1946, plans were approved on certain conditions, as being in substantial compliance with the resolution adopted by the Board on July 9, 1946; and

WHEREAS, the resolution was amended on June 16, 1947, and time to obtain permits and complete the work was extended on February 3, 1948; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on March 2, 1948, and set for hearing on April 13, 1948, at 10 a.m.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and laid over to May 4, 1948 for applicant to file plans; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1948 re amendment to N. B. 31-46 reads:

"2. Storage or parking of more than 5 motor vehicles in a business use district is not permitted."

and
WHEREAS, the applicant states that it is proposed to park and store more than five motor vehicles on the unbuilt area of the gasoline service station; and

WHEREAS, the applicant further states that a careful survey of the neighborhood by him indicates a need for additional parking and storage facilities for automobiles, and the granting of this use would be a real benefit to the neighborhood and it would also aid the flow of traffic through this street; that since there is a brick wall on the 67th street side of these premises, the neighborhood and surrounding property would not be adversely affected.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 9, 1946, by adding hereto:

"... irrespective of the provisions of the resolution as adopted July 9, 1946, the premises may also be occupied under section 7f for the parking and storage of more than five (5) motor vehicles toward the rear of the premises, as indicated on revised plan, marked 'Received April 28, 1948' and as passed upon by the borough superintendent under N.B. Applic. 31-46, objection 2, dated February 9, 1948, on condition that in all other respects the resolution as adopted by the Board July 9, 1946, as amended by resolutions adopted through February 3, 1948, shall be complied with in all respects; that this additional use shall be co-terminous with the use as permitted for the gasoline service station."

14-36-BZ

APPLICANT—Lama and Proskauer, for Morris Marder and Jack Marder, owners.

SUBJECT—Application reopened January 14, 1947—re Application (decision of the borough superintendent)

under section 7e of the zoning resolution, to permit in a residence use, district, the existing gasoline service station (previously granted by the Board for a term of ten years).

PREMISES AFFECTED—183-67 Liberty avenue and 183-52 to 183-64 104th avenue, northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Jack Marder.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (244-36-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises northeast corner of Liberty avenue and 104th avenue and northwest corner of Liberty avenue and 184th street (Block No. 1404 and part of Lot Nos. 141 and 415), Jamaica, Borough of Queens, was granted by the board January 19, 1937, for a period of ten years, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 25, 1939, at which time plans submitted in accordance with the requirements of the resolution were approved by the Board; and

WHEREAS, Lama and Proskauer, for Morris Marder, owner; Jack Marder, lessee, filed May 7, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district, the existing gasoline service station affecting premises 183-67 Liberty avenue, northeast corner of 104th avenue and 183-52 to 183-64 104th avenue, northwest corner of Liberty avenue (Block 10369, Lot 1), Jamaica, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on January 14, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Liberty avenue and 104th avenue are in a residence use, D area and Class 1 height district; the site is also in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 17, 1947, re Alt. Applic. 326-47, reads:

"1. Secure approval from the Bd. for extension of present permit beyond January 19, 1947 granted by the Bd., Cal. 244-36-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 138.45 ft. front by 70.57 ft. in depth (irregular) on which is located a building 25 ft. by 52 ft., 4 in., one story, 13 ft., in height, Class 3 construction, presently used as a gasoline service station, office, auto laundry and lubritorium; that there are six gasoline tanks and three dispensing pumps; that it is proposed to brick up existing pumps and made Parkway type; that it is further proposed to remove two planted beds on Liberty Ave. side and one on 104th Avenue front; and

WHEREAS, the applicant contends that the only change in this community since this granting is the construction of a number of dwellings on Arcade Avenue to the south of site; that on Lot 1, Block 10344 is a storage yard; Lot 10, Block 10369 is vacant; that Lot 1, Block 10361 is used as a material yard.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 19, 1937, as amended by resolutions adopted through April 25, 1939, in the following respects:

" . . . *granted* under section 7e for a term of ten (10) years from the date of this *amended* resolution, *on condition* that the requirements of the original resolution as adopted and amended through April 25, 1939, including the approval of plans as signed under date of July 15, 1937, shall be complied with and that the revised plans marked 'Received May 7, 1947' may be considered as approved as to the number of gasoline storage tanks shown thereon, namely six existing and one proposed 550 gallon tanks and the reduction in the size of the accessory building and the removal of planting areas along the building line between the entrances both on Liberty avenue and 104th avenue, provided that in all other respects the plans originally approved signed July 15, 1937 shall be complied with; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

334-44-BZ

APPLICANT—Louis Allen Abramson, for Frances M. Newman, owner (Bond Stores, Inc., lessee).

SUBJECT—Application reopened February 25, 1948—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a restricted retail use district, the proposed reduction of loading space (previously denied re omission of required loading space).

PREMISES AFFECTED—398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: L. A. Abramson, R. Sesche.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (334-44-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the conversion of a required loading space, as per Art. 4, Sec. 19-A, in a building used for storage and goods display; affecting premises 398-406 Fulton street, southwest corner of Gallatin place (Block 155, Lot 14), Borough of Brooklyn, was denied by the Board on July 25, 1944; and

WHEREAS, Louis Allen Abramson, for Frances M. Newman, owner; Bond Stores, Inc., lessee, requested reopening of this application and consideration under section 21 of the zoning resolution, to permit in a restricted retail use district the proposed reduction of loading space; and

WHEREAS, this case was reopened by vote of the Board on February 25, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin, and laid over to May 4, 1948, to permit notices to be sent out in accordance with the rules of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Gallatin place is in restricted retail and business use, B area, Class 2 height districts; Fulton street is in a restricted retail use, B area and Class 2 height district and the site is in a restricted retail use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1948, re Amend. to Alt. Applic. 2671-45, reads:

"1. Proposed reduction of loading space violates Art IV, Sec. 19A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 93 ft. 10 in. front by 101 ft. in depth, presently vacant; that it is proposed to reduce the required loading space to 25 ft. by 12 ft. at the southeast corner of the building; and

WHEREAS, the applicant contends that the owner recently acquired a warehouse in Manhattan, which is the receiving point for all its merchandise consigned to its stores in the Metropolitan area; that with this arrangement they are materially benefitted in making as few as one delivery per day from such warehouse to each store in this area; that it is estimated a truck takes about 15 minutes in unloading; that the greatest percentage of merchandise sold is carried away by customers and such deliveries made to customers are done by parcel post; that consequently, to comply with the zoning resolution as established would work a hardship on them in that very valuable first floor space must be given up in spite of the very limited amount of truck deliveries made to the premises; that the greatest percentage of its business is consummated on the first floor and for that reason it is desirable to use every available amount of space for selling purposes; and

WHEREAS, the Board deemed the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, to permit reduction in loading space as proposed and as shown on plans filed with this application, marked "Received February 3, 1948" (7 sheets), *on condition* that a loading berth sufficient for one motor vehicle as indicated thereon shall be constructed on the first floor of the Gallatin place side, and that such space shall comply with all laws, rules and regulations applicable thereto; that in all other respects the building and occupancy shall comply with all requirements; and that all permits required shall be obtained and that all work shall be completed within six (6) months from the date of this resolution.

705-44-BZ

APPLICANT—Samuel Roth and Herman Kron, for Michael Vicinanza and Nicholas De Dianillio, owners (Van Owners Purchasing Bureau, lessee).

SUBJECT—Application reopened April 6, 1948—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted (previously denied, reopened and dismissed by the Board).

PREMISES AFFECTED—162-164 West 64th street, south side, 170.59 ft. east of Amsterdam avenue (Block 1135, Lots 57-157), Borough of Manhattan.

APPEARANCES—

For Applicant: H. Kron, S. Roth, C. A. Carey and W. Petrie.

For Opposition: Kelaide Damascus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

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THE RESOLUTION (705-44-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a one-story building covering more than 65% of the area of the lot, to be occupied for an office and storage of building materials; affecting premises 162-164 West 64th street, south side, 170.19 ft. east of Amsterdam avenue (Block 1135, Lots 57 and 157), Borough of Manhattan, was denied by the Board on February 20, 1945; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; and

WHEREAS, this case was reopened by vote of the Board on December 9, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 64th street and Amsterdam avenue are in a residence and local retail use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated November 21, 1947 on N. B. Applic. 162-47 reads:

"1. Storage and office occupancy not permitted in a residence district, Sec. 3, Zoning Res.

2. Building may not occupy more than 65% of lot area in a (residence) B area district. Sec. 12b, Zoning Resolution and court interpretations."

and
WHEREAS, the applicant states that the premises consist of a plot now vacant, 28 ft. 6-6/7 in. frontage by 100 ft. 5 in. in depth; that it is proposed to erect a building to cover the entire lot, one story, 20 ft. in height, of class 3 construction, to be used as storage of furniture and office; and

WHEREAS, the applicant contends that the Edison Power house is adjoining to these premises and it is not feasible to erect a residential building with the Edison Power house next door; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution as to use and that the applicant had substantiated as basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7e and 21 thereof, *on condition* that the building shall be erected as proposed and as indicated on plans filed with this application, marked "Received February 4, 1948" (4 sheets); that the building shall not be increased in height; that no windows shall be installed in the side or rear lot lines; that this variance is granted for a term of ten years, to permit the building to be constructed and occupied only as proposed as a store dealing in supplies for storage warehouses and having no other use; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that a motor vehicle entrance door may be constructed as shown, but no motor vehicle shall be permitted to be garaged within the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to a building erected within a business use district; that signs shall be restricted to one permanent sign attached to the facade of the building, not exceeding two square feet in area, located near the door; and that all permits required shall be obtained and all work completed within nine (9) months from the date of this resolution.

241-47-BZ

APPLICANT—Alden B. MacNeil, for Ridgewood Real Estate Corp., owner (Rimax Knitting, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under Section 7e of the zoning resolution, to permit in a residence use district, the extension to existing structure (knitting mill).

PREMISES AFFECTED—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (241-47-BZ)

WHEREAS, Alden MacNeil, for Ridgewood Real Estate Corp., owner; Rimax Knitting, Inc., lessee, filed March 12, 1947, an application under section 7e of the zoning resolution, to permit in a residence use district, the extension to existing structure (knitting mill); affecting premises 16-23 to 16-25 Hancock street, northwest side of Hancock street, 245 feet northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin; and laid over to April 20, 1948 then to May 4, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hancock street is in residence and business use, C area, Class 1 height districts; Wyckoff avenue is in a business use, C area and Class 1 height district; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1947 re Alt. Applic. 3563-47, reads:

"2. Enlarging an existing knitting mill in a residence use district is contrary to Art. 2, sec. 3, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth on which is located a building 50 ft. front by 90 ft. in depth, one and two stories in height, with brick front; all other walls are of frame construction; that the two story portion (50 ft. by 25 ft.) has a one-family residence on the second floor; that the entire first floor is used for knitting mill and the cellar for storage; that it is proposed to increase the size of the building 10 ft., 9 in. in width and 40 ft. in length and to remove the existing frame extension and replace it with brick; that the present frame rear wall will be replaced with a new brick wall; that a ten foot rear yard will remain; and

WHEREAS, the applicant contends that the owner wishes to improve the appearance of the premises and at the same time square out the building; that the actual increase of the proposed extension over the present extension is very small, involving several feet increase in height and approximately 10 ft. 9 in. in width and 40 ft. in length; that it is proposed to do this work as much to enhance the external appearance of the rear as well as to make the building more useful; that the present frame extension is in deteriorated condition and not very presentable in appearance; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was a proper case

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in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of fifteen (15) years, to permit the existing building to be extended as proposed and as indicated on plans filed with this application, marked "Received March 12, 1947" (3 sheets) and "Received December 29, 1947" (2 sheets), *on condition* that the requirements of the zoning resolution and all other laws, rules and regulations applicable thereto shall be complied with in all other respects and other than as permitted by the Board this day under Cal. 242-47-A; that the building shall not be increased in height or area and shall continue only so long as the premises are occupied as at present as a knitting mill and for no other use.

836-47-BZ

APPLICANT—Lama and Proskauer, for S. & R. Feldman Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under Sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Samuel Turchin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (836-47-BZ)

WHEREAS, Lama and Proskauer for S. and R. Feldman Realty Company, owner, filed August 20, 1947, an application under sections 7c and 21 of the zoning resolution, to permit in residence and business use, C area districts, the extension to existing building using more than the area permitted, affecting premises 670 to 692 Hopkinson avenue and 191 to 201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin, and laid over to April 20, 1948 for inspection by a committee of the Board, then to May 4, 1948, for decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Dumont avenue is in a business use, C area, and Class 1 height district; Hopkinson avenue is in residence and business use, C area and Class 1 height districts; that the site is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 7, 1947, re Alt. Applic. 2705-47, reads:

"1. Erecting building for lumber storage in a residential zone, is contrary to Art. II, Sect. III, of zone resolution.

2. Area of building is excessive for 'C' zone; Art. IV, Section 13 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, on which is located a building, 100 ft. front by 100 ft. in depth, one story, 15 ft. in height, used for the sale and storage of

lumber; that it is proposed to construct an extension to existing building, 100 ft. front by 90 ft. in depth, one story, 15 ft. in height, to be used for storage of lumber; that the proposed extension will be in the residence use district portion of the plot; and

WHEREAS, the applicant contends that the proposed building area is 9000 sq. ft. permissible area in a "C" area is 6000 sq. ft. that the proposed building is 3000 sq. ft. excessive in area; that the proposed extension is urgently required due to the fact that the present owners must unload and store car loads of lumber when delivered and the present structure is inadequate for the amount of business conducted by the owner; that the proposed extension will in no way affect the area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this is a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution and that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to extension of area on the ground of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c as to extension of use and section 21 as to extension of area, to permit the extension of the building for the use as proposed and indicated on plans filed with this application, marked "Received August 20, 1947", (4 sheets), *on condition* that the building shall not be further increased in height or area; that the rear yard shall be paved and properly drained; that there shall be a substantial woven wire fence erected on the rear lot line and side lot line to the north to the extension; that such woven wire fence shall be of the anchor post type and not less than 6 feet in height; that there shall be no windows erected in the westerly wall of the proposed extension facing the rear yard but a fireproof self-closing door may be constructed in such wall, solely for access to the yard; that such door shall not exceed 3 ft. in width; that the boiler room proposed shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that the entire premises, including the present and the additional building shall be protected with a two-source sprinkler system throughout; that the additional curb cuts to Hopkinson avenue shall be not over 18 feet in width, as indicated; that in all other respects the occupancy and buildings shall comply with all laws, rules and regulations applicable thereto; that no additional gasoline storage system shall be installed in the new extension; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

1040-47-BZ

APPLICANT—Charles A. Levitt, for Celia Pecker, owner (Pecker Iron Works, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the erection and maintenance of a building to be used as a steel warehouse and fabricating plant without the required rear yard.

PREMISES AFFECTED—200-206 Seigel street, south side, 315 ft. ½ in. east of Bushwick avenue (Block 3100, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles A. Levitt and Abraham M. Pecker.

For Opposition: Milton Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

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ACTION OF BOARD—Application granted on condition.
THE VOTE TO GRANT—

Affirmative Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea. 4
Negative 0

THE RESOLUTION (1040-47-BZ)

WHEREAS, Charles A. Levitt, for Celia Pecker, owner; Pecker Iron Works Inc., lessee, filed November 24, 1947, an application under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the erection and maintenance of a building to be used as a steel warehouse and fabricating plant without the required rear yard, affecting premises 200-206 Seigel street, south side, 315 ft., 0½ in. east of Bushwick avenue (Block 3100 Lot 18), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Seigel street, Bushwick avenue and the site are in an unrestricted use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1947 re N.B. Applic. 423-47, reads:

"1. Comply with Article IV, Sections 12 & 17 as to providing a ten foot rear yard above a level of 23 ft. above the legal grade."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 100 ft. in depth, presently vacant; that it is proposed to erect a building to cover entire plot, one story 34 ft. in height, of Class 3 construction, to be used as a steel warehouse and fabricating plant; that a traveling crane is to be installed requiring the extra height; and

WHEREAS, the applicant contends that the two-story factory directly to the south of the proposed building on lot #74, Block 3100 is 25 ft. high plus the parapet wall and overlaps lot #18 and has a rear yard; that on Lot 71 there is a one-story public garage which covers the entire lot and has no rear yard; that the proposed warehouse will not depend on any yard for light or air, as skylights are to be provided; that the adjacent structures on lots 71-74 will in no way be affected by the height of proposed structure, since the difference in height is approximately 6 ft. to 7 ft.; that Lot 16, Block 3100 has a one-story brick garage and covers the entire lot; that lot 77 has a 3-story brick rear extension covering the entire lot and is one story high; that there have not been many changes on the south side of Seigel street in thirty years and the only two new buildings are public garages; that the north side of Moore Street, Block 3100, has three new garage buildings; that the location is not too good for high-class industrial buildings, otherwise it would have been developed years ago; and

WHEREAS, the Board deemed that applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, permitting the extension in height of the building above the required rear yard, *on condition* that the height of such portion of the structure shall not exceed the height shown, namely, 31 ft. to the top of roof beams; and that in all other respects the building and occupancy, shall comply with all laws, rules and regulations applicable thereto.

1049-47-BZ

APPLICANT—Lama and Proskauer, for Estate of Edward F. Jackman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—3779 East Tremont avenue, east side, 252.55 ft. south of Randall avenue (Block 5435, Lot 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (1049-47-BZ)

WHEREAS, Lama and Proskauer, for Estate of Edward F. Jackman, owner, filed December 11, 1947, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop, affecting premises 3779 East Tremont avenue, east side, 252.55 feet south of Randall avenue, (Block 5435, part of Lot 14), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East Tremont avenue is in a business use, C area and Class 1¼ height district; Randall avenue is in a business use, C area and Class 1¼ height district; and the site is in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 28, 1947, re N.B. Applic. 527-47, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto laundry, minor repairs and office in a business district is contrary to Art. 11, Sec. 4 subdiv. 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 124.55 ft. front by 100 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 53 ft. front by 31 ft. in depth to house an office, lubritorium, auto laundry and bench space for minor auto repairing; that it is proposed to install four 550 gallon gasoline storage tanks and one island for four pumps; and

WHEREAS, the applicant contends that the site will be properly landscaped as shown on filed plans; that on the same street, Block 5435, Lot 33 is improved with a gasoline service station erected under Permit #2407/24 at a time when it was permissible in a business zone; that East Tremont Avenue is a heavily traveled thoroughfare; that to improve the property at this time with stores would be impractical as there is a sufficient number of stores in immediate area to take care of all neighborhood requirements; that as noted on plans filed herein, the building for a gasoline service station will be located 25 feet in from a rear lot line which abutts a residential district; that the owners have owned this property since January 1925 at which time this site could have been improved with a gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant under sections 7f and 7i of the zoning resolution.

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Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1054-47-BZ

APPLICANT—Lama and Proskauer, for LO-Art Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i, 21 and 7A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted, and with entrances, exits and show windows more than the permitted distance from intersection.

PREMISES AFFECTED—111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Henry Turin and Albert L. Hood.

For Opposition: N. J. Parguey, J. Healy, T. F. Ryan, M. Leahy, M. Baielic, E. Maute and F. Mappine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea. 4

Negative 0

THE RESOLUTION (1054-47-BZ)

WHEREAS, Lama and Proskauer, for Lo-Art Corporation, filed December 9, 1947, an application under sections 7i, 21 and 7A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as a motor vehicle repair shop, storage of more than five (5) motor vehicles, painting, spraying, welding, parts department, auto laundry, wheel alignment, brake testing, lubritorium, office and auto showroom for new and used cars, using more than the area permitted and with entrances, exits and show windows more than permitted distance from intersection, affecting premises 111-12 Atlantic avenue, 94-01 to 94-09 111th street, southeast corner and 94-02 to 94-10 112th street (Block 9397, Lots 1, 3 and 9), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin, and laid over to April 20, 1948, then to May 4, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue is in a business use, D area and Class 1 height district; 111th street is in residence and business use, D area and Class 1 height districts; 112th street is in residence and business use, D area and Class 1 height districts; and the site is in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1947, re N.B. Applic. 4465-47, reads:

"1. The use of the above located premises for servicing and repairs of new and used cars, storage of more than five motor vehicles, painting, spraying, welding, parts department, auto showroom for new and used cars, auto laundry, wheel alignment, brake testing, lubritorium, and offices, all used conjunctively, in a business use district is contrary to Art. II, Sec. 4a, Subd. 4.15 and 29 of the Zoning Resolution.

2. Proposed building occupies area in excess of that permitted by Sec. 14c of zone law.

3. Entrances, exits and showroom window as shown are contrary to Sec. 7A zone law not further considered."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.17 ft. frontage by 100 ft. in depth, irregular, on which is located a building one story in height, 50 ft. by 55 ft. used as two stores; that it is proposed to demolish the existing structure and erect a building 200.17 ft. front by 75 ft. in depth, irregular, one story, 13 ft. 4 in. and 17 ft. in height, of Class 1 construction, to be used as a motor vehicle repair shop, storage of more than 5 motor vehicles, painting, spraying, welding, parts department, auto showroom for new and used cars, auto laundry, wheel alignment, brake testing, lubritorium and office; that new cars are to be stored in cellar until sold; and

WHEREAS, the applicant contends that the proposed use will be a decided improvement in this area and is an appropriate use as Atlantic avenue is a very heavily traveled thoroughfare; that there are numerous non-conforming uses in the affected area; that in Block 9396, Lot 8 is a gasoline service station with repairing privileges; Block 9398, Lot 7 is a gasoline service station and auto repair shop; Block 9320, Lots 121 and 124 are a public garage and gas station and repair shop; that all of these uses were established at a time when Atlantic avenue was zoned unrestricted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7A and 7i of the zoning resolution and that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to extension of area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7i and 7A as to use and under section 21 as to extension of area, *on condition* that existing building shall be removed and the proposed building shall be constructed as proposed and for the use proposed and as indicated on plans filed with this application, marked "Received December 9, 1947" (5 sheets), *on condition* that the building shall be occupied throughout as a sales agency for the Dodge and Plymouth motor cars by the Stevens Motors; that the building shall be arranged and designed as indicated on such plans; that a rear yard not less than 25 feet in width shall be maintained as proposed; that no openings to such rear yard shall be constructed, except two doors not exceeding 3 ft. 8 in. in width each from the building and with gates not exceeding 4 ft. in width at the street fronts; that along 112th and 111th streets from the building to the rear lot line there shall be a masonry wall not less than 3 ft. in height with an ornamental steel fence erected thereon for a total height of not less than 6 feet; that along the rear line there shall be erected a similar fence or a woven wire fence not less than 6 ft. in height with anchor steel posts; that if any boiler room is installed in the building, it shall be separated from the balance of the building by fireproof construction, enterable only from the rear; that the building shall be used throughout only as proposed and such repairing as done shall be done within the building and shall consist only of wheel alignment, brake testing and minor repairs that can be done with hand tools only, also including the greasing and oiling of cars; that a motor vehicle showroom shall be maintained as proposed; that the opening to 112th street shall not exceed one, not over 15 feet in width with curb cut opposite not exceeding 20 ft. in width; that the two openings to 111th street shall be similar width with curb cuts opposite of similar width; that signs shall be restricted to permanent signs attached

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to the facade of the building, excluding all roof and temporary signs and all signs extending beyond the building line; that any gasoline supply installed within the building shall be restricted to one 550 gallon tank and one pump for the servicing of cars dealt in by the agency but not for sale to passing vehicles and no sign as to the sale of gasoline shall be installed on the exterior of the building; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

16-48-BZ

APPLICANT—Kitzler and Nurick, for Z. M. Operating Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (16-48-BZ)

WHEREAS, Kitzler & Nurick, for Z. M. Operating Corp., owner, filed January 8, 1948, an application under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five (5) motor vehicles using more than the area permitted, affecting premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin, and laid over to April 20, 1948, then to May 4, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 70th street is in retail and manufacturing use, C area, Class 1½ height districts; 35th avenue is in a retail use, C area, Class 1½ height district; the site is in a manufacturing use, C area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated January 5, 1948 on N.B. Applic. 169-47, reads:

"1. Not more than 60% of the plot is to be occupied within a Manufacturing C dist., sec. 13 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 135 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building covering the entire lot, one story, 13 ft. 4 in. in height, of Class 1 construction, to be used as a public garage for more than five motor vehicles; and

WHEREAS, the applicant contends that plans and applications for the proposed garage were filed January 15, 1947 and approved February 27, 1947 at which time the area designation was B in an unrestricted use district; that at the time the plans were approved, the lot was trapezoidal in shape having a frontage of 76 ft. 7 in., a depth of 100 ft. and a rear of 210 ft.; that a triangle at the rear of the

lot extended southerly 75 ft. into a business use district; that the owner has been negotiating with the owner of Lot 44, also irregular in shape, to the south of his lot in order to rectify both lots; that these negotiations were entered into on August 10, 1947 and the applicant was then requested to amend the plans for a rectangular garage 135 ft. front by 100 ft. in depth; that revised plans were filed and amendments on October 27, 1947; that these were about to be approved when it was discovered that the neighborhood had been rezoned and that the plot is now in a manufacturing use district and in a C area; that the east side of 70th street, north of the property in question, is now built up with factories and garages occupying the full area of the lots; that on the west side of 70th street, directly opposite the site are one family brick houses; that adjoining these houses to the north is a wet wash laundry occupying 100% of the lot; that further north is an automobile parking lot; that south of the dwellings, an auto laundry is being erected; that on the rear line of the plot in question there is now a continuous solid wall being the rear wall of private garages accessory to the dwellings on the west side of 71st street; that the erection of the proposed building on the full area of the lot would in no way interfere with the public health and general welfare; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 thereof as to area, to permit the coverage proposed and as indicated on plans filed with this application, marked "Received January 8, 1948" (4 sheets), on condition that the building shall be occupied only as proposed and indicated; that any gasoline supply within the building shall be solely for the servicing of cars housed in the storage garage and not for sale to passing vehicles and no sign shall be erected on the exterior of the building advertising such gasoline supply; that there shall be no windows on the lot line to the south; that any skylights erected shall be not nearer than 25 ft. to the rear lot line; that the building shall not be increased in height or area; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

160-48-BZ

APPLICANT—Gilbert V. Steele, for B. Gertz, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area and class one height district, the erection and maintenance of a building to a height in excess of that permitted, without the required set backs.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert V. Steele and Henry F. Schlumbohm.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

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THE RESOLUTION (160-48-BZ)

WHEREAS, Gilbert V. Steele, for B. Gertz, Inc., owner, filed February 27, 1948, an application under section 21 of the zoning resolution, to permit in an unrestricted use, C area and Class 1 height district, the erection and maintenance of a building to a height in excess of that permitted, without the required set-backs, affecting premises 93-59 183d street, east side, 62.35 ft. north of Liberty avenue (Block 10353, Lot 140), Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Liberty avenue is in residence and unrestricted use, C area and Class 1 height districts; 183d street and site are in an unrestricted use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1948, re N.B. Applic. 7212-47, reads:

"1. Height of building contrary to article 3, section 8d of zone."

and

WHEREAS, the applicant states that the premises consist of a plot 596 ft. front by 270 ft. in depth (irregular), presently vacant and used as a coal yard, concrete block plant and storage area; that it is proposed to erect a building 275 ft. front by 175 ft. in depth, 4 stories, 59 ft. 4½ in. in height, of Class 1 construction, to be used as a warehouse; that the existing coal yard will be retained; and

WHEREAS, the applicant states that the entire frontage of proposed building will have a height of 59 ft. 4½ in. at the street line, whereas the existing legal height permissible is 43 ft. 9 in.; that taking the entire lot frontage of 596 feet into consideration, then under Section 9c a total frontage of 291 ft. 10 in. on the street would be permissible for the 59 ft. 4½ in. height of proposed building; that this permissible frontage exceeds the overall length of proposed building; that the 235 ft. long tunnel which extends 183d street under the main line L.I. railroad tracks is but 32 feet wide overall and consists of but a 20 ft. wide roadway and two 6 ft. wide sidewalks; that the narrowness of this tunnel prompted the city authorities in this instance to retain the 50 ft. wide street originally laid out, whereas the policy is to widen wherever possible to a minimum of 60 ft.; that had 183rd street been made a 60 ft. wide street, the height limit at street line for this building would have been increased 8 ft. 9 in. from 43 ft. 9 in. as at present to 52 ft. 6 in.; that the top of rail over the long tunnel is more than 20 feet above the mean curb level on 183d street; that the Long Island railroad, owners of the entire frontage directly opposite on 183d street, maintain this area as an open air storage yard for their equipment; that the site is completely surrounded on all sides by the freight, storage and maintenance yards of the Long Island Railroad, including the opposite or west side of 183d street and the south side of Liberty avenue opposite the southerly end of 183d street; that the finished grade elevation of all this surrounding railroad property is an average of 20 feet above the mean curb level of 183d street, thus setting this site and 183d street in what might correctly be called a "valley"; that access to the site on 183d street from Jamaica Avenue on the south is between the railroad yard on an embankment at the northwest corner and the Liberty Ave. railroad bridge abutment at the northeast corner; that at present 183d street has a poorly paved roadway about 30 feet wide; that there are no curbs or sidewalk; that the earth embankments on both sides of the street now slope down to the sides of the existing roadway; that access to and exit from present facilities will be provided by means of a driveway around and through an open passageway under the proposed new building; that the structure will be fireproof throughout; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning

resolution and was, therefore, entitled to relief as to height on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals do hereby make a variation in the application of the height district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 a to the excess height as proposed and indicated on plan filed with this application, marked "Received February 27 1948" (5 sheets) and "April 15, 1948" (1 sheet), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within one year from the date of this resolution.

164-48-BZ

APPLICANT—William I. Hohausser, for Building Management Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—97-01 to 97-09 Queens boulevard, northeast corner of 63rd drive (Block 2090 Lot 1), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee, Irving Belfer and Gilbert Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative

THE RESOLUTION (164-48-BZ)

WHEREAS, William I. Hohausser, for Building Management Corp., owner, filed March 2, 1948, an application under section 21 of the zoning resolution to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted, affecting premises 97-01 to 97-09 Queens boulevard, northeast corner of 63d drive (Block 2090, Lot 1) Rego Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 63d drive is in residence and business use, C area and Class 1 height districts; Queens boulevard and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 10, 1948, re N.B. 10487-46, reads:

"1. Proposed building in a C district exceeds the allowable area (Art. IV, Sec. 13, B.Z.R.)"

and

WHEREAS, the applicant states that the premises consist of a plot 82.575 ft. front by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a building to cover the entire lot, one story, 21 ft. in height of Class 3 construction to be used as stores; and

WHEREAS, the applicant contends that at present there are no vacant stores along Queens Boulevard in this area other than those in process of construction and there is a strong demand for additional store space; that surrounding stores in the area, both on the south side of Queens Boulevard and on opposite corner of 63d Drive, cover substantially the entire area of such plots, as permitted by the Board under Cal. No. 63-47-BZ; that the strict enforcement of the area requirements would, therefore, substan-

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tially interfere with free competition between the stores to be constructed on the plot in question and the stores in the surrounding area; that the owner intends to rent the stores to large chain companies; that he has been informed the property cannot serve the needs of such prospective tenants unless such stores have a depth in accordance with the filed plans; that the requested area variation will, therefore, assure use of the stores by high-class dignified merchants in keeping with the present standards of the neighborhood; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof to permit extension of area as proposed and as indicated on plans filed with this application marked "Received March 2, 1948" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including section 7-A of the zoning resolution; that any windows in the rear shall be fireproof and self closing; that the building shall not be further increased in height or area; and that all permits shall be obtained and all work completed within one year from the date of this resolution.

166-48-BZ

APPLICANT—Henry Nordheim, for William I. Rosenfeld, owner (Hillside Parking Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of two years.

PREMISES AFFECTED—1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee.. 4

Negative 0

THE RESOLUTION (166-48-BZ)

WHEREAS, Henry Nordheim, for William I. Rosenfeld, owner; Hillside Parking Corporation, lessee, filed March 2, 1948, an application under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles for a term of two (2) years, affecting premises 1165-1189 East 213th street, north side, 46.80 feet west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Boston road is in a business use, C area and Class 1 height district; East 213th street, East 214th street and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1948, re Alt. Applic. 67-48, reads:

"1. Storage or parking of more than five (5) motor vehicles in a business and residence district is contrary to Section 3 and 4 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 308.41 ft. front by 195 ft. in depth (irregular), presently vacant; that it is proposed to use the vacant land on lot 4 for the parking and storage of more than five motor vehicles in conjunction with same use on lot 1; that the lessee of lot 1 is the proposed lessee of lot 4; and

WHEREAS, the applicant contends that the situation in this neighborhood is desperate so far as storage space is concerned, with the streets littered up all night by cars owned by tenants of the Hillside Home Development, in addition to the small homes just east of Boston Road; that there is now the threat of taking away 100 feet of the Boston Road frontage of lot 1 as a store development, a movement current along Boston Road by a demand for store space; that this would materially reduce the parking space of Lot 1 and for this reason the operator of that lot now desires to be prepared by obtaining the right to additional space on Lot 4; that as is well known there are no public garages to service this district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variance* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term expiring June 10, 1949, to permit the premises as proposed and as indicated on plans filed with this application, marked "Received March 2, 1948" (2 sheets), to be occupied for the parking and storage of more than five motor vehicles in conjunction with the adjoining parking area permitted by the Board under Cal. 92-41-BZ by resolution adopted June 10, 1941 and amended through June 10, 1947, *on condition* that the plot shall be leveled substantially to the grade of the surrounding streets and shall be surfaced with steam cinders, clean gravel or other suitable material, properly rolled and treated with an asphalt binder so as to render a reasonably impervious surface and to provide surface drainage; that there shall be erected on the street lines of East 213th and 214th streets and on the rear lot line to the west a woven wire fence of the chain link type with anchor steel posts not less than 5 ft. 6 in. in height; that there shall be no openings from the additional area herein permitted to the streets; that this portion of these premises shall be occupied only in conjunction with the present parking area adjoining on lot 1 and all entrances and exits shall be through that lot; that there shall be erected against the fence suitable protection to avoid damage by motor vehicles and that planting shall be maintained as proposed, consisting of trees not less than 10 ft. in height, planted 20 ft. on centers inside the fence; that such trees shall be protected from damage by barricades at least 3 ft. away from each tree; that during the term of this variance, the premises shall be occupied for no other use than as herein permitted and no building shall be erected thereon; that the existing office building on the adjoining parking area on lot 1 shall be available as office and shelter for the attendant as the two lots shall be conjunctively maintained; that proper aisles shall be maintained at all times for easy ingress and egress; that no signs shall be erected, except the existing sign in connection with the present parking area on lot 1; that any lights for general illumination shall be on pipe post standards with metallic reflectors so arranged as to reflect toward the center of the premises; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the woven wire fence as required in the resolution adopted by the Board June 10, 1941 under Cal. 92-41-BZ

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in connection with the present parking lot shall be constructed as a condition of this grant, except that such fence may be 5 ft. 6 in. in height instead of 6 ft. as thereunder required and that the planting thereunder required shall also be installed and maintained; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

129-48-A

APPLICANT—Keto Chemical Co., Inc. (lessee), for Belledu Associates, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Seymour Cooperberg.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by committee of Board and decision without further argument.

242-47-A

APPLICANT—Alden B. MacNeil, for Ridgewood Real Estate Corp., owner (Rimax Knitting Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-23 to 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee.. 4

Negative 0

THE RESOLUTION (242-47-A)

WHEREAS, Alden B. MacNeil, for Ridgewood Real Estate Corp., owner (Rimax Knitting Mills, Inc., lessee), filed March 12, 1947, an appeal from a decision of the borough superintendent, affecting premises 16-23 and 16-25 Hancock street, northwest side, 245 ft. northeast of Wyckoff avenue (Block 3548, Lot 97), Ridgewood, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1947, on Alt. Applic. 3563-46, reads:

"Enlarging an existing frame structure now used as a knitting mill, is not permitted (Section 4.1.2, B.C.)." and

WHEREAS, the applicant states that the premises consist of a plot, 50.04 ft. front by 100.09 ft. in depth, upon which there exists a frame building 50 ft. front by 90 ft. in depth, one and two stories in height, used and occupied as a knitting mill—35 persons on the 1st floor and two family dwelling on the 2nd floor; that the building is equipped with one 3 ft. wide wood stairs enclosed in partitions of wood studs, lath and plaster, equipped with wood doors and leading directly to the street and provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant states that it is proposed to excavate a portion of the cellar, provide new concrete foundation walls, to remove existing frame walls on the 1st story towards the rear and to erect new brick front and rear walls and new portion of side wall, thus increasing the building in area at the rear so as to cover the entire area of the plot with the exception of a 10 ft. rear yard, as in-

dictated on plans filed with application for a zoning variance under Cal. 241-47-BZ; and

WHEREAS, the applicant contends that the actual increase of the proposed extension over the present extension is very small, involving several feet increase in height and approximately 10 ft. 9 in. in width and 40 ft. in length; it is therefore requested that the proposed extension be permitted.

Resolved, that the decision of the borough superintendent be and it hereby is modified and that the appeal be and it hereby is granted on condition that the requirements of the resolution adopted this day by the Board under Cal. 241-47-BZ shall be complied with.

237-48-A

APPLICANT—The Brooklyn Union Gas Company, for Adelbert & Barbara Churchill, owners.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—90-09 215th street, east side, 279.32 ft. north of 91st avenue (cellar); (Block 10649, Lot 17), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Harold S. Birkett.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (237-48-A)

WHEREAS, the Brooklyn Union Gas Company, for Adelbert & Barbara Churchill, owners, filed March 18, 1948, an appeal from an order of the fire commissioner, affecting premises 90-09 215th street, east side, 279.32 ft. north of 91st avenue (cellar); (Block 10649, Lot 17), Queens Village, Borough of Queens; and

WHEREAS, Order #12532-LC, issued by the Fire Commissioner February 20, 1948, reads:

"1. Provide that each boiler, heater, range or stove is connected to a separate flue in a legal chimney. Rule 12, Oil Burner Rules."

and

WHEREAS, the applicant states that the building is 2½ stories, in height, 18 ft. by 34 ft. in area, Class 4 construction, erected in 1924, on a lot 34.42 ft. by 100 ft. in area, in a residence use, B area, Class 1 height district, used and occupied since 1926 as a one-family dwelling; no change in use of occupancy is proposed; and

WHEREAS, the applicant contends that due to the high flue elevation required to provide draft for the oil burner it was not possible to install the flue from a gas-fired water heater with a clearance of 9 in. above the oil burner flue as required by Section C26-696.0.e of the Code; that the long oil burner flue and the distance of the chimney connection above the oil burner provided an effective separation between oil and gas products of combustion; that the National Board of Fire Underwriters permits installation of this kind even allowing the gas burner flue to be interconnected with the oil burner flue through a sheet covered Y connection; that in many installations the applicant has never had an unfavorable incident based on the use of a common chimney by gas and oil burners; that the chimney is adequate to vent all appliances properly; that no other means of venting the water heaters is readily available; that all work has been done in accordance with the requirements of the Brooklyn Union Gas Company and the American Gas Association; that the water heater is equipped with a safety pilot and is AGA approved.

Resolved, that the decision of the Fire Commissioner as to Order #12532-LC, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that in all other respects the installation shall comply with the Oil Burner Rules and all other laws, rules and regulations applicable thereto and that damper control shall be installed within the breechings as the Fire Commissioner may require.

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238-48-A

APPLICANT—The Brooklyn Union Gas Company, for Milton W. and Julia E. Good, owners.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—90-11 215th street, east side, 244.9 ft. north of 91st avenue (cellar); (Block 10649, Lot 15), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Harold S. Birkett.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (238-48-A)

WHEREAS, the Brooklyn Union Gas Company, for Milton W. and Julia E. Good, owners, filed March 18, 1948, an appeal from an order of the fire commissioner, affecting premises 90-11 215th street, east side, 244.9 ft. north of 91st avenue (cellar), (Block 10649, Lot 15), Queens Village, Borough of Queens; and

WHEREAS, Order No. 12533-LC issued by the Fire Commissioner February 20, 1948, reads:

"2. Provide that each boiler, heater, range or stove is connected to a separate flue in a legal chimney. Rule 12 Oil Burner Rules."

and

WHEREAS, the applicant states the building is 2½ stories in height, 18 ft. by 34 ft. in area, Class 4 construction, erected in 1924 on a lot 34.42 ft. by 100 ft. in area, in a residence use, B area, Class 1 height district; used and occupied since 1924 as a one-family dwelling; no change in use or occupancy is proposed; and

WHEREAS, the applicant contends that due to the high flue elevation required to provide draft for the oil burner it was not possible to install the flue from a gas-fired water heater with a clearance of 9 in. above the oil burner flue as required by Section C26-696.0.e of the Code; that the long oil burner flue and the distance of the chimney connection above the oil burner provided an effective separation between oil and gas products of combustion; that the National Board of Fire Underwriters permits installation of this kind even allowing the gas burner flue to be interconnected with the oil burner flue through a sheet covered Y connection; that in many installations the applicant has never had an unfavorable incident based on the use of a common chimney by gas and oil burners; that the chimney is adequate to vent all appliances properly; that no other means of venting the water heaters is readily available; that all work has been done in accordance with the requirements of the Brooklyn Union Gas Company and the American Gas Association; that the water heater is equipped with a safety pilot and is AGA approved.

Resolved, that the decision of the Fire Commissioner as to Order #12533-LC Objection 2, be and it hereby is modified and that the appeal be and it hereby is granted on condition that in all other respects the installation shall comply with the Oil Burner Rules and all other laws, rules and regulations applicable thereto and that damper control shall be installed within the breechings as the Fire Commissioner may require.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

340-40-SM

APPLICANT—A. A. Allen, for The Peelle Company, owner.

SUBJECT—Peelle Counterbalanced Dumbwaiter Door, approval of.

APPEARANCES—

For Applicant: A. A. Allen.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (340-40-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 25, 1948.

Re: Cal. 340-40-SM

Subject: Peelle Counterbalanced Dumbwaiter Door, Approval of.

The Peelle Company, 47 Stewart Avenue, Brooklyn, filed on April 3, 1940 an application with the Board of Standards and Appeals for approval of the Peelle Counterbalanced Dumbwaiter Door under the provisions of C26-178.0.b and C26-663.0.c, Administrative Building Code.

Description

This door is an insulated sheet metal panel counterbalanced dumbwaiter door, consisting of two equal panels or sections, the frame with wall guides attached and the locking mechanism. The door assembly is primarily intended for the protection of openings not exceeding 3 ft. 6 in. in width and 5 ft. 9 in. in height in vertical shaft such as dumbwaiter. The door sections are suspended from the frame by chains and pulleys so that they counterbalance each other and move vertically in closing or opening and interlock with each other where they come together at the middle of the opening, and with the frame and guides at the sides, top and bottom, the frame of the assembly is installed in the wall opening with the doors and guides secured to the shaft sides. The door is manually operated from the room side by a handle and in operating, the door sections move simultaneously downward and upward respectively. In closing, the door sections move in opposite directions until they meet at the middle of the opening. The latching mechanism on the shaft side is operated by a retiring cam secured to the dumbwaiter car in the shaft. The frame surrounding the opening is of #16 U. S. Gauge steel. The jambs of the frame are provided with stationary anchors secured to the inner face of the jamb by spot welds. The frame is mitered and welded at the corners. The bead of the frame is provided with a groove and the sill with a similar groove, which interlocks with a companion groove formed on the upper and lower edge of the door when closed. Steel guides are provided on each side to direct the travel of the door sections. The guides consist of a 2 by 1¼ by 3/16 inch main rail angle which is bolted to the frame for the height of the opening and secured by anchors above and below the opening proper, and a ¾ by ¾ by ⅛ in. guide angle which is riveted to the main rail with 3/16 in. rivets spaced not more than 12 in. on center. The leg of the main rail angle is fastened to the frame with 5/16 in. machine screws spaced not more than 18 in. on centers for the height of the opening and to anchors built into the masonry above and below the opening. The main guide angles are separated at the upper and lower ends by a flat 2½ by ¼ inch piece of steel at the top and by a 1¾ by 1¼ in. angle at the bottom. These members are secured to the guide angle by machine screws so that the entire assembly may be handled as one unit.

The frame of the panel sections consist of 1 by ½ by ⅛ inch steel channels. The channels are secured together at the corner by specially formed corner castings riveted to the channels. On each face of the frame is placed a #18 U. S. gauge flat steel plate. The room side sheets at the side of the panels are formed to

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cover the door and extend into the groove of the guide. The upper door section has #18 U.S. gauge steel on the unexposed face and #18 gauge stainless steel on the fire side. The lower section has #18 gauge steel on the fire side and #18 stainless steel on the unexposed side. The steel is secured to the channel frame by 3/6 in. rivets 8 in. c.c. The top edge of the door is provided with a 1/4 x 1 1/2 in. flat piece of steel secured to top channel. At the bottom edge of the lower panel and the top edge of the upper channel, an angle binder formed of #16 U.S. gauge steel is secured to top of door and is fastened to the channel frame by machine screws which hold the binder angles to the door section. The binder at the bottom of the lower panel is turned up and engages the flanges of the head.

Between the shaft side and the room side covering of the panels 1 in. thick cellular asbestos is placed. The upper edge of the door section is provided with a channel having the legs extend downward and overlap the lower panel. The counterbalance mechanism consists of sheaves, chain clips and chain. The locking and closing mechanism consists of a handle secured to the lower edge of the upper panel on the room side. The locking mechanism on the shaft side consists of cam and ratchet bar lock, secured to one side of the opening. The ratchet is kept in mesh by gravity in addition to a spring when the car leaves the landing.

Inspection and Test

A one-hour fire and hose stream test was made on a sample of this door at the Underwriters Laboratories, Inc. at Chicago. A copy of a report on this test is filed with this application and is part of the record. A test of a larger door than herein described was made at the Underwriters Laboratories, Inc. at Chicago on June 26, 1940. Present at this test were Commissioners Bernard A. Savage and Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test.

Recommendation

On the basis of these tests and the data filed by the applicant, the Committee on Test recommends the approval of the Pelle Counterbalanced Dumbwaiter Door as a one-hour fire door under the provisions of C26-191.0 and C26-663.0.c of the Administrative Building Code, when constructed and installed in accordance with this report, provided the door bears a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #340-40-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

116-46-SM

APPLICANT—The Linde Air Products Co., owner.

SUBJECT—Unionmelt Welding Process and Unionmelt Welding Composition, and Welding Rod Electrodes for Union Melt Welding, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (116-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 30, 1948.

Re: Cal. 116-46-SM.

Subject: Union Melt Welding Process and Unionmelt Welding Composition and Welding Rod Electrodes for Union Melt Welding.

The Linde Air Products Co. filed on February 20, 1946 an application with the Board of Standards and Appeals for approval of Unionmelt Welding Process and Unionmelt Welding Composition under the provisions of C26-178.0.b and C26-514.0 and the Fusion Welding Rules of the Board of Standards and Appeals.

Description

"Unionmelt" welding is an electric process using the heat generated by the passage of an electric current from an electrode to work being welded. The end of the electrode is constantly covered by a highly resistant, insulating powder supplied as a special granulated material or welding composition known by its trade-mark "Unionmelt". The feed of the rod, and the travel of the machine holding the rod, are automatic motor driven, and maintained, at proper speeds for various conditions.

The granulated material is automatically laid down ahead of the electrode along the seam to be welded, and the entire welding action takes place beneath it, without an open, visible arc, and without sparks, spatter, smoke, or flash. Under the layer of "Unionmelt" the machine automatically strikes and maintains the proper arc, and an intense concentrated heat is generated by the electric current; the bare metal electrode and the edges of the steel base metal being welded are melted and fused. Molten metal from the electrode is thoroughly mixed with the melted base metal to form the weld. When a weld is being made, a sub-surface layer of "Unionmelt" powder melts and floats as a liquid blanket over the molten weld metal.

The "Unionmelt" welding composition performs several important functions. It makes possible the use of high current densities and permits the laying of large beads in single passes, due to rapid generation of the intense heat which melts the metal. It is a good heat insulator and thus concentrates the heat in a relatively small welding zone. It also prevents rapid dissipation of heat after fusion has been completed, thus giving a desired annealing effect. It acts as a cleanser for the weld metal, washing the metal which melts from the rod, and absorbing impurities from the fused base metal. It excludes the atmosphere and other gases from the weld metal, preventing oxidation. Consequently, the weld metal is clean and dense. Though the constituents of "Unionmelt" do not normally enter into the weld metal, special alloying elements can be introduced into the weld metal by means of this material.

Inspection and Test

Inspection and test was made of this process at the Development Laboratory of the Linde Air Products Co., 646 Frelinghuysen Avenue, Newark, N. J. on November 14, 1947 and January 28, 1948. Present at the test were Commissioner Edwin W. Kleinert and Chief Engineer Leslie V. Huber of the Committee on Test, H. C. Stelling, N. G. Schriner and H. G. Thoma, representing the applicant. A 1" thick plate was welded by the subject process. The resulting weld was divided into two parts, each part being identified by stencil. One part was stress relieved by heating to 1150° F. and held at this temperature for one hour after which the sample was allowed to cool in still air. Two all

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weld-metal tensile specimens 0.505" in diameter where machined from this part of the weld, and marked "SR 1" and "SR 2". Two all-weld metal tensile specimens of the same size were machined from the untreated part of the weld and marked "AW-1" and "AW2". Tests of these specimens were made in a Baldwin Southwark tensile testing machine of 120,000 lbs. capacity. The speed of the head of the machine was 0.05" per min. until the yield point was reached, after which the speed was increased until the specimen fractured.

The results of these tests are on file with this application and are part of the record.

In all cases the rupture was clean and an inspection of the broken cross section showed a complete absence of voids and slag. The bend tests also were satisfactory.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Union Melt Welding Process, Union Melt Welding Composition and Welding Rod Electrodes for Union Melt welding, 3/32" to 3/8" in diameter, for use in New York City, when used under supervision of a licensed welder experienced in the operation of this machine and with current and polarity as designated by the Unionmelt Instructions on file with this application; and as meeting the requirements of Grade 10 of the American Welding Society and Rule 7 Sub-div. 2 of the Fusion Welding Rules of the Board of Standards and Appeals.

It is further recommended that each package or coil of Union Melt Welding Rods and each bag or drum of Union Melt composition and the Union Melt machine be marked or tagged, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. No. 116-46-SM.

(Sgd.) CHARLES M. BLUM,
Commissioner.

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

808-46-SM

APPLICANT—Sargent Building Specialties Inc., owner.

SUBJECT—Sargent Incinerator Hopper Door #5 Flush Type, approval of.

APPEARANCES—

For Applicant: Edward A. Sargent.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (808-46-SM)

WHEREAS, the report of a Committee on Test, reads:

REPORT OF COMMITTEE ON TEST

March 19, 1948.

Re: Cal. 808-46-SM

Subject: Sargent Incinerator Hopper Door #5,
Flush Type.

Sargent Building Specialties, Inc. of New York City, filed on October 15, 1946, an application with the Board of Standards and Appeals for approval of the

Sargent Incinerator Hopper Door #5 Flush Type under the provisions of C26-178.0.b and C26-701.0.b.3 Administrative Building Code.

Description

Sargent Incinerator Hopper Door #5 Flush Type consists of cast iron faces and sheet metal scoop. The overall dimensions are 20 5/8" high and 13 3/8" wide by 7 5/8" deep and have a maximum projection of 1 1/4". The Daylight opening is 11 1/4" x 11".

The buck and lower plate are made of gray cast iron and the bucks are provided with integrally cast lugs for anchorage into the masonry. The scoop is made of #16 gauge galvanized sheet metal and is counterbalanced by a steel counterweight bolted to scoop so that scoop will not remain open in any position.

Insulation is provided by 2 1/4" asbestos backing boards placed between front face of hopper and the back of the cast iron door.

Inspection and Test

A Sargent Incinerator Hopper Door #5 Flush Type was inspected and tested at the Protexol Testing Laboratory, Kenilworth, N. J. Present at the test were Commissioner E. W. Kleinert and Mr. J. A. Darts, Engineering Division of Committee on Test; Messrs. E. A. Sargent and E. Sargent represented the applicant and R. C. Bastress, C. F. Hartman and M. J. Decker of the Laboratory.

The purpose of the test was to determine the fire-resistant performance of a hopper door designed for the protection of openings in the enclosing walls of combined flues and chutes of non-fuel fired rubbish and garbage incinerators, in accordance with C26-701.b.3 Administrative Building Code, when subjected to the one-hour fire and hose stream test for opening protective assemblies prescribed in C26-610.0 and C26-586.0.

The door successfully withstood the fire and hose stream test. A record of the test is on file with the application.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Sargent Incinerator Hopper Door #5 Flush Type under the provisions of C26-191.0 and C26-701.0.b.3 provided other requirements of this section and its subdivisions are complied with, provided the Hopper Door #5 bears a label permanently affixed, reading, "Approved by the Board of Standards & Appeals for use in New York City under Cal. #808-46-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner.

JOHN A. DARTS, JR.
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

866-47-SA

APPLICANT—The Linde Air Products Co., owner.

SUBJECT—Oxweld Cutting Blowpipe, Types C37-R, C43, C45, C56, C57-R, C58 and AC-4, Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W-43 and Purox Cutting Attachment, No. 35, approval of.

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APPEARANCES—

For Applicant: H. C. Stelling.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee..... 4
Negative 0

THE RESOLUTION (866-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 6, 1948.

Re: Cal. 866-47-SA

Subject: Oxweld Cutting Blowpipe, Types C37-R, C43, C45, C56, C57-R, C58 and AC4; Oxweld Heating Blowpipe, Types W-44, W-39, W-40, W-41, W-42 and W43 and Purox Cutting Attachment, Type #35, Approval of.

The Linde Air Products Co. filed on October 7, 1947 an application with the Board of Standards and Appeals for approval of the above-listed Blowpipes and Cutting Attachment, under the provisions of C19-92.0 and 19-93.0 of the Administrative Code and the Fusion Welding Rules of the Board of Standards and Appeals.

Description

The Oxweld C-37R machine-cutting blowpipe is similar in design to the Oxweld C-37 cutting blowpipe and operates on the low pressure acetylene injector principle. The C-37 was approved by the Board of Standards and Appeals April 28, 1942, by amendment to Cal. No. 91-40-SA.

The Oxweld C43 machine-cutting blowpipe is similar in design to the Oxweld C-54 machine cutting blowpipe except that it has greater capacity, being capable of cutting material up to 28 in. thickness. The C-54 was approved by the Board of Standards and Appeals December 23, 1941 by amendment to Cal. #91-40-SA.

The Oxweld C-45 machine-cutting blowpipe is similar to the Oxweld C-54 machine-cutting blowpipe except that it is of considerably greater capacity, being rated for cutting matter from approximately 16 to 50 in. thickness. The Oxweld C-54 machine-cutting blowpipe was approved by the Board of Standards and Appeals December 23, 1941 by amendment to Cal. #91-40-SA.

The Oxweld C-56 machine-cutting blowpipe is identical to the Oxweld C-39 machine-cutting blowpipe except that it is 5 in. shorter. The C-39 was approved by the Board of Standards and Appeals April 28, 1942, by amendment to Cal. #91-40-SA.

The Oxweld C-57-R hand-cutting blowpipe operates on the low pressure acetylene injector principle and is similar in design to the Oxweld C-3 cutting blowpipe approved by the Board of Standards and Appeals April 28, 1942 by amendment to Cal. #91-40-SA.

The Oxweld C-58 machine-cutting blowpipe is identical to the Oxweld C-54 machine-cutting blowpipe except that it is 8 in. shorter and has a cutting range up to only 6 in. thickness. The C-54 was approved by the Board of Standards and Appeals December 23, 1941, by amendment to Cal. #91-40-SA.

The Oxweld AC-4 hand-cutting blowpipe is similar in design to the Oxweld C-32 hand-cutting blowpipe except that it is several inches longer and is provided with means of feeding and controlling adjuvant powder which serves as additional fuel for the cutting of such materials as stainless steel which are extremely difficult to cut with a conventional oxy-acetylene cutting blowpipe. The C-32 was approved by the Board of Standards and Appeals April 28, 1942, by amendment to Cal. #91-40-SA.

The Purox No. 35 cutting attachment is identical to the Purox No. 31 cutting attachment which was approved by the Board of Standards and Appeals April 28, 1942, by amendment to Cal. #91-40-SA, except that it is marked No. 35 instead of No. 31.

The Oxweld W-44 heating blowpipe for machine mounting operates on the low pressure injector principle and employs mixer tube assemblies of the W-26 which was approved by the Board of Standards and Appeals April 28, 1942, by amendment to Cal. #91-40-SA.

The Oxweld W-42 heating blowpipe is one of a series of blowpipes, W-39 to W-43, inclusive, which are similar to the Oxweld W-37 blowpipe that was approved by the Board of Standards and Appeals December 23, 1941 by amendment to Cal. #91-40-SA, except that it has greater capacity. The W-42 has a capacity of 250 to 500 cu. ft. per hour of each gas. A water jacket is available.

The Oxweld W-43 heating blowpipe is one of a series of blowpipes, W-39 to W-43, inclusive, which are similar to the Oxweld W-37 blowpipe that was approved by the Board of Standards and Appeals December 23, 1941, by amendment to Cal. #91-40-SA, except that it has greater capacity. The W-43 has a capacity of 500 to 1000 cu. ft. per hour of each gas. A water jacket is available.

Inspection and Test

These devices were inspected and tested at the plant of the applicant at Linden, New Jersey and found to operate as designed. Present at the test were Commissioner Chas. M. Blum and Chief Engineer L. V. Huber of the Committee on Test, and H. C. Stelling, representing the applicant. The devices have been approved by the Underwriters Laboratories SA 473 P.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Oxweld C-37-R, C-43, C-45, C-56, C-57-R, C-58, AC-4; Cutting Blowpipe W-44, W-39, W-40, W-41, W-42 and W-43 Heating Blowpipe and the Purox No. 35 Cutting Attachment for use in New York City, when constructed and operated as herein specified, provided each device has a label permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. #866-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

27-48-SA

APPLICANT—Consolidated Industries, Inc., owner.

SUBJECT—Consolidated Oil Burner, approval of—

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (27-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 23, 1948.

Re: Cal. 27-48-SA.

Subject: Consolidated Oil Burner.

Consolidated Industries, Inc., Lafayette, Indiana, filed January 12, 1948, an application with the Board of Standards and Appeals for approval of the Consolidated Oil Burner under the provisions of C19-57.0 and C26-191.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

The burner is of the mechanical draft conversion type suitable for installation in hot water or steam boilers and warm air furnaces. The capacity ranges from 1 to 2.5 gallons per hour of fuel oil not heavier than #3 U. S. Dept of Commerce standard. The burners consist of an assembly of the following parts: A base or flange mounting, fan housing and draft tube of cast iron, Sunstrand or equal, fuel unit, super electric, 10,000 volt transformer; Delco 1725 RPM 1/6 H.P. motor; Clarage (Sirocco type) fan. The controls consists of Minneapolis Honeywell Pressure-trol, Aquastat, Stack Switch and thermostat. The burners have been approved by the Underwriters Laboratories Misc. Petroleum Application No. 46C1621.

Inspection and Test

The burner was inspected and tested at 134-16 225th Street, Laurelton, L. I. on February 13, 1948. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division for the Committee on Test, and H. M. Cooper, representing the applicant. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner, as assembled, was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare-backs or unusual carbon deposits. With the oil cut off, the controls functioned in 90 seconds. With a stack temperature of 425° F. the CO₂ content of the flue gases was 9.2%.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the burner known as Consolidated Oil Burner for use in New York City in domestic and commercial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 27-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

135-48-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Erie Gasoline Pumps, Models 129-2 and 229-2, approval of.

APPEARANCES—

For Applicant: Edward Carney.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (135-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 20, 1948.

Cal. 135-48-SA

Subject: Erie Gasoline Pumps, Models 129-2 and 229-2, Approval of.

The Erie Meter Systems, Inc., filed on August 27, 1947 an application with the Board of Standards and Appeals for approval of the Erie Gasoline Pumps, Model 129-2 and 229-2, under the provisions of C19-69.c, Administrative Code.

Description

Erie Gasoline Pumps, Model 129-2 is designed for use in gasoline service station and garages for dispensing gasoline to motor vehicles. The device records the gallonage dispensed together with the value of each sale computed at the posted price. Model 229.2 is identical with 129.2, except that two complete dispensing units are installed in one cabinet. These pumps are similar in design and construction to the pumps approved by the Board under Cal. 452-40-SA, except as to height and ornamentation.

Inspection and Test

These pumps were inspected and tested at 9 Rockefeller Plaza, and were found to operate as designed. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and F. E. Carney, representing the manufacturer. The pumps have been approved by the Underwriters Laboratories, Inc. MH1912 47C2554.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Erie Gasoline Pumps, Models 129-2 and 229-2 for use in New York City when constructed as stated and with a cut-off switch on the pump circuit and provided each pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for Use in New York City, under Cal. 135-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

149-48-SM

APPLICANT—Beacham & Leath, d/b/a B & L Welding Co., owner.

SUBJECT—B & L Welding Co. 275 Gallon Obround Fuel Oil Storage Tank, approval of.

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APPEARANCES—

For Applicant: Albert E. Leath.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (149-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 5, 1948.

Re: Cal. 149-48-SM.

Subject: B & L Welding Co. 275 Gallon Obround Fuel Oil Storage Tank; approval of.

Beacham & Leath for the B & L Welding Co. filed on February 24, 1948 an application with the Board of Standard and Appeals for approval of the material known as the B & L Welding Co. 275 Gallon Obround Fuel Oil Storage Tank under the provisions of the Oil Burner Rules of the Board of Standard and Appeals.

Description

The tanks are constructed of No. 10 U. S. Gauge commercial grade hot rolled steel. The heads are dished No. 10 Gauge U. S. hot rolled steel of the tank. The dimensions are 63 inches long 42 inches high by 26 inches wide and weigh 375 pounds with plugs and legs. The tanks are provided with four holes on top for 2 inch standard stamped Welded flanges to receive pipe connections and a ½ inch feed coupling welded into the head at the bottom. The tanks are also equipped with four steel pipe lugs tapped to receive the legs. The tanks can be set either vertical or horizontal.

Inspection and Test

A sample tank was inspected and tested by the Committee on Test at the plant of the applicant at 40-16 Avenue H, Brooklyn, New York on April 2, 1948. Present at the test were Chief Engr. L. V. Huber & J. A. Darts, Engineering Division, of the Committee on Test and Messrs. A. E. Leach and Wm. H. Beacham representing the manufacturer. The tank was subjected to a hydraulic test and successfully met the requirements of Rule 10.3.1 of The Oil Burner Rules. Details of construction, workmanship and protection of steel were found to comply with the Rules of the Board.

Recommendation

On the basis of the foregoing data and test the Committee on Test recommends that the Colonial Welding Co. 275 Gallon Obround Fuel Oil Storage Tank be approved for use in Fuel Oil installations in New York City when constructed in conformity with the details of this report and drawings filed with this application but nothing herein shall be deemed to waive any requirements of the Oil Burner Rules of the Board. It is further recommended that all welding conform to the Fusion Welding and Gas Cutting Rules of the Board and that the permanent affixed plate required by Rule 5.3.2 of the Oil Burner Rules in addition to the wording: "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 149-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

171-48-SA

APPLICANT—Perfection Stove Company, owner.

SUBJECT—Superfex Suspended Heating Unit (ceiling furnace), Model 550, approval of.

APPEARANCES—

For Applicant: W. R. Wright, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (171-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 1, 1948.

Re: Cal. 171-48-SA.

Subject: Superfex Suspended Heating Unit
(ceiling furnace), Model 550.

The Perfection Stove Company of Cleveland, Ohio, filed on August 4, 1947, an application with the Board of Standards and Appeals for approval of the Superfex Suspended Heating Unit (ceiling furnace), Model 550, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This is an oil-fired furnace intended for use in dwellings. It consists of a furnace equipped with automatically operated mechanical draft oil burner of the pressure atomizing type, safety combustion controls, refractory chamber and ceiling hangers. The burner has a chrome steel heat-resisting combustion chamber, a warm-air outlet, a combination fan and limit control, LA-445A or equal, a 2-stage fuel unit Webster or equal, a Webster or equal ignition transformer, one axial flow blower, a ½ h.p. blower motor, an air filter, a cold-air intake, an RA Minneapolis-Honeywell 116A protectorelay or stack relay, a Minneapolis-Honeywell T11 room thermostat.

Inspection and Test

This appliance was inspected and tested at 865 Cypress Avenue, Brooklyn. Present at the test were Chief Engineer L. V. Huber and J. Darts of the Committee on Test and W. H. Wright, representing the applicant. The burner and furnace functioned as designed with no flarebacks or undue carbon deposits. With a stack temperature of 475° F. the CO₂ content of the flue gases was 11%. With oil supply cut off, the controls operated to shut down the machine in 90 seconds.

The appliance has been approved by the Underwriters Laboratories, Inc., Misc. Petroleum 756, Application #47C1524.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Superfex Model 550 Suspended Heating Unit (ceiling furnace) for use in New York City in domestic and commercial installations with fuel oil not heavier than #3 U. S. Department of Commerce Standards, except as precluded in C19-72.0 Administrative Code, when installed and operated in accordance with this report and with the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed,

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reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #171-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 4, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS 130-41-A

APPLICANT—Gulf Oil Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1688 Bruckner (Eastern) boulevard, southwest corner of Soundview avenue (Block 3660, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (130-41-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 1688 Bruckner (Eastern) boulevard, southwest corner of Soundview avenue (Block 3660, Lot 59), Borough of The Bronx was granted by the Board on March 11, 1941 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 11, 1941, only so far as it has reference to the number of 1,000 gallon tanks permitted, so that as *amended* this portion of the resolution shall read:

"... granted on condition that not more than four 1,000 gallon tanks . . .; and that other than as herein *amended*, the resolution adopted March 11, 1941, shall be complied with in all respects."

550-47-A

APPLICANT—Frederick C. Genz, for Walt Whitman School, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1014 Madison avenue, west side, 30 ft. north of East 78th street (Block 1393, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (550-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1014 Madison avenue, west side, 30 ft. north of East 78th street, (Block 1393, Lot 15), Borough of Manhattan was granted by the Board on July 1, 1947 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 1, 1947, only so far as it has reference to continuing the main stairway to the roof of the building, so that as *amended* this portion of the resolution shall read:

"... that the primary means of exit, consisting of the main stairway shall be fire-retarded for the full height and shall be continued to the main roof (not the roof of the pent house) of the building from which access to roof of the adjoining building at 1010 Madison avenue may be had. . . ."

616-47-A

APPLICANT—Thomas Keogh, for Queens Valley Development Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Horace Harding boulevard, Springfield boulevard, 67th to 69th avenues and 230th street (Blocks 7644 to 7648 inclusive, 7656-7659 inclusive, Lot 1, Block 7660, Lots 1, 51 and 45; Block 7668, Lot 30; Block 7669, Lots 29, 36, 40 and 42; Block 7670 to 7672, Lots 1, 6 and 40 and Block 7676, Lots 1, 4, 8, 14 and 16), Bayside, Borough of Queens, (Under sections 35 and 36, General City Law re buildings in bed of and buildings not facing on legal streets).

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (616-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises, block bounded by Horace Harding boulevard, Springfield boulevard, 67th avenue and 69th avenue, and 230th street (Block 7644-7648 inclusive, Lot 1); (Blocks 7656-7659 inclusive, Lot 1), (Block 7660, Lots 1, 51 and 45); (Block 7668, Lot 30); (Block 7669, Lots 29, 36, 40 and 42); (Blocks 7670-7672, Lots 1, 6 and 40 and Block 7676, Lots 1, 4, 8, 14 and 16), Bayside, Borough of Queens, was granted by the Board on July 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on September 9, 1947; and

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WHEREAS, the applicant has filed a request for amendment in the following statement, dated April 27, 1948:

"We hereby respectfully request that your Board amend the resolutions adopted under the above calendar numbers, by adding to such resolutions a paragraph stating that notwithstanding anything therein contained, individual building permits may be issued by the Borough President for the construction of sections 1, 5 and 6 of the development as indicated on plans originally filed with the Board on the land owned by Queens Valley Development Corporation, for the construction of sections 2 E.W., 3 and 4 of the development on the land owned by Julia H. Neisloss, Lillian Neisloss and Diana R. Braunstein, and for the construction of section 7 of the development on the land owned by Wates and Co., Inc.

"All of the aforesaid are the persons and corporations who were interested in the development at the time of the Board's action, although title of record to the entire premises was then in Queens Valley Development Corporation.

"The undersigned for themselves, their heirs, executors, administrators, successors, lessees and assigns, agree that the aforesaid construction shall be in accordance with the terms of the resolutions, as amended, and that the terms of the resolutions, as amended, shall be complied with in every respect.

"Very truly yours,

"QUEENS VALLEY DEVELOPMENT CORPORATION

"By: John L. Turner, *President*

"Julia H. Neisloss

"Lillian Neisloss

"Diana R. Braunstein

"Wates & Company, Inc. by:

"Faye Evans, *President.*"

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 25, 1947, as *amended* September 9, 1947, only so far as it relates to the issuance of permits, by adding thereto:

"... that nothing herein contained shall prevent separate permits being issued by the borough superintendent to the owners as set forth in the statement of April 27, 1948, above quoted, *on condition* that all the agreements with the Board of Estimate as to the completion of the streets and the services thereunder and dedication to the city shall be carried out, applying jointly to all sections of the entire development irrespective of separate ownerships (N.B. Applic. 2209-47)."

917-47-A

APPLICANT—Stone Construction Co., for Oscar Bey, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—424-426 West 54th street, south side, 300 ft. west of 9th avenue (1st floor); (Block 1063, Lots 45 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: J. A. Igler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (917-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 424-426 West 54th street,

south side, 300 ft. west of 9th avenue (1st floor), (Block 1063, Lots 45 and 46), Borough of Manhattan, was granted by the Board on January 9, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 9, 1948, so that as *amended* the resolution shall read:

"*Resolved*, that the decision of the borough superintendent, acting on Alt. Applic. 1714-47 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted on January 9, 1948, under Cal. 916-47-BZ and *amended* May 4, 1948 as to extension of time to complete shall be complied with."

53-48-A

APPLICANT—Samuel Rosenblum, for Bankers Federal Savings & Loan Association, owner (Joseph B. Cooper & Son, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (53-48-A)

WHEREAS, Samuel Rosenblum, for Bankers Federal Savings and Loan Association, owner, Joseph B. Cooper and Son, Inc., lessee, filed on January 15, 1948, an appeal from a decision of the borough superintendent, affecting premises 26 John street, south side, 49 ft. 11½ in. west of Nassau street (Block 65, Lot 25), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1948, on Alt. Applic. 578-47, reads:

"6. Fire escape not acceptable as a means of egress for a factory over 5 stories in height. Sec. 271 Labor Law as amended and effective April 17, 1947."

and

WHEREAS, the applicant states the building is six stories, 73 ft. 3 in. in height; 25 ft. 4½ in. by 64 ft. 5½ in. in area at 1st floor; 25 ft. 4½ in. by 55 ft. 7½ in. in area at typical floor, of fireproof construction; erected 1910; located in an unrestricted use B area, Class 2½ height district and used and occupied since 1910: cellar, storage; 1st floor, dealers in precious metals, 6 persons; 2nd floor, tailor, 5 persons; 3rd and 4th floors, manufacturing, jewelry, 5 persons; 5th floor, chemical laboratory, 5 persons; 6th floor, storage, no persons; that no change in use or occupancy is proposed except that it is proposed to increase the occupancy of the 6th floor to one person; that the building is equipped with one 3 ft. wide fireproof stairs from roof bulkhead direct to street and proposed to be provided with one fire escape on front leading to street by counterbalanced stairs; that windows and doors on the course of the fire escape will be fireproof self-closing; and

WHEREAS, Violation 953, issued February 28, 1946, stated that exits did not conform with labor law and that exit signs and lights have not been provided and that floor loads have not been posted; and

WHEREAS, the applicant contends that an application for the erection of the fire escape now proposed was approved by the borough superintendent April 7, 1947; that when details of the iron work were filed the objection herein

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appealed was obtained; that following the original approved plans the occupant proceeded to give out the contract for the work and the iron work was all cut in the shop ready to erect when the objection herein appealed was received; that the area of the building is only about 1500 sq. ft.; that it is fireproof equipped with a fireproof interior stairway; that the occupancy is small with not over 5 persons on any floor above the grade floor; that the plans were approved before the labor law was amended prohibiting fire escapes on six story buildings; that the proposed fire escape will be of substantial construction; that it is therefore requested that a variance be granted to permit its erection.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 578-47, objection 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be maintained as proposed and as shown on plans filed with this appeal, marked "Received January 15, 1948" (1 sheet), "March 19, 1948" (1 sheet) and "April 15, 1948" (3 sheets); that as a second means of exit a fire escape complying with the requirements of the labor law shall be constructed on the front of the building with a goose-neck ladder to the roof; that the occupancy of the building shall be limited to the primary means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

98-48-A

APPLICANT—Saul Goldsmith, for Paul Uhlich & Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—31-43 Herkimer place (displayed 35); north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (98-48-A)

WHEREAS, Saul Goldsmith for Paul Uhlich & Co., Inc., owner, filed February 5, 1948 an appeal from a decision of the borough superintendent, affecting premises 31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated February 4, 1948 on Alt. Applic. 194-48 reads:

"1. Exits from all floors to comply with sect. 270 of Labor Law."

and

WHEREAS, the applicant states that the building is two stories and basement, 35 ft. in height, 125 ft. irregular by 85 ft. 6 in. irregular in area, of class 3 construction, erected in 1907, located in an unrestricted use C area class 1½ height district, and used and occupied since 1907 as follows: basement, boiler room and manufacturing pigments; 1st floor, manufacturing of pigments; 2nd floor, same; penthouse, laboratory, five persons throughout the building; proposed to be used and occupied as follows: basement, boiler room and manufacturing pigments, 20 persons; 1st floor, manufacturing of pigments, 10 persons; 2nd floor, manufacturing of pigments, 10 persons; penthouse, laboratory, two persons; that the building is equipped with a two source sprinkler system, two interior wood stairs, brick enclosed, equipped with kalamein self-closing doors, one of which leads to roof (west stairs) and one of which will be

provided with a ladder and scuttle to roof (east stairs); that stairs lead to street and yard; and

WHEREAS, Violation 2273 issued May 23, 1947 was for occupying the building as a factory with 15 employees at manufacturing without a qualifying certificate of occupancy as to the amount of employees, obstructing of exits on all floors and not providing satisfactory secondary exit from penthouse office and locker room; and

WHEREAS, the applicant contends that the building was erected under N.B. 240-07 as a class 3, two story and basement factory; that in 1913 under Alt. Applic. 2732 a two story and basement class 3 addition was constructed and under Alt. 2440-20 a further addition and an interior alteration was made; that in 1922 an additional two story and basement extension was added of class 3 construction under Alt. Applic. 3278-22 and C.O. 3502 issued; that while the C.O. does not specify the amount of employees, reference to plans filed qualify the occupancy for five persons throughout the building; that in 1928 a penthouse was erected for laboratory use under Alt. 6188-28 and this alteration was approved on the qualification of five employees for the entire building; that in 1947 plans were filed for a shipping and storage building to the east, 25 ft. by 85 ft. 6 in. in area and approved under Alt. 1502-47; that this building is separated from the two story and basement building by fire doors of three hour rating; that at the time of the examination of the 1947 alteration application records of the buildings were examined with the result that violation 2273-47 was issued against the premises; that Alt. Applic. 194-48 was filed to legalize the conditions and secure a denial for the purpose of obtaining a decision to use as a basis of this appeal; and

WHEREAS, the applicant further contends that the building is used for non-hazardous use, is equipped with a two source sprinkler system, supplied by a street connection and a roof tank; that exits from each floor are by two brick enclosed stairs with kalamein doors; that the stairways are of wood except for the stairway to the roof which is steel; that the penthouse is used as a laboratory and is approximately 400 sq. ft. in area and its use is limited to short periods of time; that both stairs lead to the street and the south stairs lead to roof; that the present substandard fire escape in the outer court will be removed; that the building is divided at the basement, first and second floors by brick walls equipped with fire doors; that the building is occupied by the owner who has been in the same business for 54 years; that it is therefore requested that the Board accept the present means of egress with the maximum number of occupants specified in this appeal; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended the application should not be granted because of the proposed exit conditions.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

153-48-A

APPLICANT—Vitale Della Penna, for Antonino Cirincione, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (1st floor); (Block 1511, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Vitale Della Penna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (153-48-A)

WHEREAS, Vitale Della Penna for Antonino Cirincione, owner, filed February 26, 1948, an appeal from a decision

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of the borough superintendent, affecting premises 2726 Holland avenue, east side, 352.9 ft. north of Allerton avenue (Block 4511, Lot 13) (1st floor), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated February 6, 1948, on amendment to Alt. Applic. 467-47, reads:

"3. The construction of a frame structure within the fire limits is contrary to Sec. 4.1.2 of the Building Code."

and

WHEREAS, the applicant states the building is two stories, 24 ft. in height; 25 ft. by 75 ft. 6 in. in area at 1st floor; 25 ft. by 30 ft. in area at 2nd floor, of Class 3 and Class 4 construction; erected 1937, on a lot 25 ft. by 100 ft. in area, in a residence use C area, Class 1 1/4 height district, and used and occupied: cellar, boiler room; 1st floor, dwelling, 1 family; 2nd floor, dwelling, one family, and provided with one 2 ft. 10 in. wide frame stairs, wood enclosed, equipped with wood doors which are not self-closing; that stairs lead direct to street and are provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the present owner acquired title in 1945; that the present owner did not make the rear frame extension; that the plans have been filed for reinforcing the footings of the frame extension and when the present owner purchased the building no violations were shown by a search made by the Title Company; that a violation was placed after the plans were filed to repair and increase the footings of the building; and

WHEREAS, the applicant has filed an affidavit made December 13, 1947 by Jimmy Lanne, contractor, stating that the frame extension in question was in the course of erection in May, 1937; and

WHEREAS, the premises have been inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 467-47, objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be extended beyond the area as indicated on plans filed with this appeal, marked "Received February 26, 1948" (2 sheets); that the work as proposed to the borough superintendent under Alt. Applic. 467-47, as stated on the specification blank under 9, shall be complied with to his satisfaction; that the frame wall on the northerly side of the extension on the lot line shall be filled from sill to plate with mineral wool; and that the building shall not be further increased in height or area and shall not be occupied by more than two families.

910-47-A

APPLICANT—Jacob W. Sherman, for Augusta B. Baum, owner.

SUBJECT—Application for consideration—reopening on new decision—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—1408 Bedford avenue and 620 St. Marks avenue, southwest corner (2nd floor); (Block 1224, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

96-48-A

APPLICANT—Harvey Wiley Corbett, for Edward R. Carman, trustee, for 1st M. E. Church of Jamaica, owner.

SUBJECT—Application reopened and restored to calendar on April 20, 1948—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—87-04 164th street, southwest corner of Highland avenue (3rd floor); (Block 9772, Lot 54), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Clifford F. Hart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1288-39-A

APPLICANT—Saul Goldsmith, for Pedine Realty Corp., owner (Pequot Manufacturing Corp., lessee.)

SUBJECT—Application reopened February 10, 1948—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (under section 36, General City Law).

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

154-48-A

APPLICANT—Emil Marotti, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed of mapped street—Seaside boulevard).

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

209-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Prospect Marks Corp., (Eagle Cabinet Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy No. 117243 issued April 11, 1947.

PREMISES AFFECTED—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

213-48-A

APPLICANT—Simeon Heller, for Sherman & Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—36-07 to 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (Block 4971, Lots 16 and 18), Flushing, Borough of Queens.

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APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.
ACTION OF BOARD—Laid over, date to be set.

214-48-A

APPLICANT—A. H. Salkowitz, for Lawrence Harding Co., Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—186-28 Peck avenue, 53-20 to 53-24 187th street, southeast corner and 53-25 to 53-35 187th street, northeast corner of Peck avenue (Block 5656, Lots 6, 9, 11 and 13 and Block 5658, Lots 1, 13 and 14), Bayside, Borough of Queens.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

215-48-A

APPLICANT—A. H. Salkowitz, for Post Community, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—85-51 to 85-55 Little Neck parkway, east side, 38.62 ft. and 78.62 ft. north of 86th avenue and 85-59 Little Neck parkway, northeast corner of 86th avenue (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

227-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—David Jacobson (Sterling Box & Lumber Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy 116040-46, re Permit 7359-21.

PREMISES AFFECTED—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

41-48-A

APPLICANT—Charles C. Weinstein, for Sol Habib, Irving Habib and Victor Habib, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—104 Hester street, south side, 75.2 ft. east of Forsyth street (1st floor); (Block 301, Lot 17), Borough of Manhattan.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

43-48-A

APPLICANT—R. D. W. Realty Corporation, owner (Roy Press, lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

249-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Joseph Morgan.

SUBJECT—Revocation of Certificates of Occupancy 112773-45 and 113315-45, re Alt. 1082-1912.

PREMISES AFFECTED—3901 Fort Hamilton parkway and 1102-1104 39th street, southeast corner (Block 5585, Lot 10), Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

272-48-A

APPLICANT—Alfred H. Eccles, for The Van Iderstine Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-32 Review avenue, west side, 442.42 ft. south of Greenpoint avenue (2nd and 3rd floors); (Block 312, Lots 41 and 59), Long Island City, Borough of Queens.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

276-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

277-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 4, Foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

278-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

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PREMISES AFFECTED—Pier 3, Foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

290-48-A

APPLICANT—Lama & Proskauer, for William Baier Post 244, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor); (Block 1472, Lot 9), Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

306-48-A

APPLICANT—Stanley H. Klein, for Garden Acres, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—269-12 to 269-20 80th avenue, southwest corner of 270th street (Block 8725, Lots 5, 7 and 9), Bellerose, Borough of Queens.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

308-48-A

APPLICANT—Guerino Salerni, for Donald Trading Corp., owner (Cosmetics Laboratory, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26-02 4th street and 3-18 26th avenue, southwest corner (Block 910, Lot 23), Long Island City, Borough of Queens.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

319-48-A

APPLICANT—Walter D. Binger, for Astor Theatre Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—200-202 West 46th street, south side, 31 ft. west of Broadway and 1539 to 1549 Broadway (ground); (Block 1017, Lot 36), Borough of Manhattan.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

321-48-A

APPLICANT—Nathan F. Grossman, for White Elm Corp., adjoining owner.

OWNER OF PREMISES—Abe Eig, Gilbert E. Levine and Bernard Marsak (Sam Sack, lessee).

SUBJECT—Appeal from a decision of the borough superintendent, re Revocation of Permit 970-47 issued on N.B. 2928-47.

PREMISES AFFECTED—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Nathan F. Grossman.

For Opposition: Reuben A. Lazarus, Abe Eig, Joseph W. Gottlieb, Hyman Mates and Sam Sack.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over for decision; date to be set; hearing closed. The premises and area have been inspected by a committee of the Board.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Fannie Brownstein (Wuhan Tea Garden, Inc. and Hoffman Vegetarian, Inc., lessees).

SUBJECT—Revocation of Certificate of Occupancy 112894-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

335-48-A

APPLICANT—Esquire Builders, for Henry J. and Margaret McAlarney, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

338-48-A

APPLICANT—William O. Staber, for Sunswick Bldg. Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-35 22nd street, east side, 125.15 ft. north of 40th avenue (Block 393, Lots 1 to 5), Long Island City, Borough of Queens.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

353-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for The St. Vincent's Hospital of the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—156-178 West 12th street and 7-19 7th avenue, southeast corner (Block 607, Lot 1), Borough of Manhattan.

APPEARANCES—Not recorded. Applicant was verbally notified at beginning of hearing that hearing would be laid over to another date and he would be notified.

ACTION OF BOARD—Laid over, date to be set.

MINUTES

ZONING APPLICATIONS

101-32-BZ

APPLICANT—Steelmaster, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2871 Bailey avenue, west side, 107.59 ft. south of West 230th street (Block 3264, Lot 79 and part of Lot 70), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (101-32-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 2871 Bailey avenue, west side, 107.59 ft. south of West 230th street (Block 3264, Lot 79 and part of Lot 70), Borough of The Bronx, was granted by the Board on May 19, 1936, on certain conditions, resolution amended on October 20, 1936; and

WHEREAS, the term of variance was extended from time to time and last extended on May 7, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 3, 1938, as amended by resolutions adopted through May 7, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this amended resolution, to permit...; that other than as amended herein, the resolution adopted May 3, 1938, as amended through May 7, 1946, shall be complied with in all respects and that a certificate of occupancy shall be obtained."

170-36-BZ

APPLICANT—Nathan A. Goldenthal, for Michael J. Shea and Hannah Shea, owners.

SUBJECT—Application for consideration, reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space for more than five motor vehicles and also permitting the conversion of occupancy of an existing structure on the plot to three 3-car garages.

PREMISES AFFECTED—25-13 35th street, east side, 92.04 ft. south of Astoria boulevard (Block 633, Lots 30, 31 and 32), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Mac M. Mordochai and Loretta E. Shea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (170-36-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district the occupancy of a portion of a plot of ground as an open air parking space for more than five (5) motor vehicles and, also, to permit the conversion of occupancy of an existing structure on the plot to three three-car garages, affecting premises 25-13 35th street, east side, 92.04 ft. south of Astoria boulevard (Block 633, Lots 30, 31 and 32), Long Island City, Borough of Queens, was granted by the Board February 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 19, 1943; and

WHEREAS, the new owner is Loretta E. Shea, as administratrix of Estate of Hannah Shea; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 9, 1937, as amended by resolutions adopted through January 19, 1943, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7f for a temporary term of two years from the date of this amended resolution, to permit six 1-car garages located on the rear of the lot to be used for the storage of pleasure motor vehicles, on condition...; that other than as amended herein, the resolution adopted by the Board February 9, 1937, as amended by resolutions adopted through January 19, 1943, shall be complied with; and that a certificate of occupancy shall be obtained (Corres. No. 74-35)."

208-37-BZ

APPLICANT—Michael Cardone, for Astoria Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—22-65 31st street, east side, 182.6 ft. north of 23rd avenue (Block 833, Lot 12), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Michael Cardone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (208-37-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 22-65 31st street, east side, 182.6 ft. north of 23rd avenue (Block 833, Lot 12), Astoria, Borough of Queens, was granted by the Board October 26, 1937, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time and last extended October 15, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 26, 1937, as *amended* by resolutions adopted through October 15, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two years from the date of this *amended* resolution, to permit ... ; that other than as herein *amended*, the resolution adopted October 26, 1937, as *amended* through October 15, 1946, shall be complied with; and that a new certificate of occupancy shall be obtained (Misc. 389-42)."

613-37-BZ

APPLICANT—Sidney A. Gold, for Rosenson, Landy and Cahn, for Three Bees, Inc., owner (Fred Cohen, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the change in occupancy from parking and storage of more than five motor vehicles to include sale of used motor vehicles on the westerly portion of the premises.

PREMISES AFFECTED—234-242 West 124th street, south side, 375 ft. west of 7th avenue (Block 1929, Lots 49-52 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney A. Gold.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (613-37-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles for a term of two years, affecting premises 234-242 West 124th street, south side, 375 ft. west of Seventh avenue (Block 1929, Lots 49 to 52, inclusive), Borough of Manhattan, was granted by the Board May 10, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended June 4, 1946; and

WHEREAS, the resolution was amended July 15, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 10, 1938, as *amended* by resolutions adopted through July 15, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two years from the date of this *amended* resolution, to permit the plot to be occupied for the parking and storage of more than five motor vehicles and to permit the westerly portion of the premises to be occupied as proposed for the sale of used cars as indicated on plans filed marked 'Received May 19, 1947', on condition ... ; that other than as herein *amended*, the resolution adopted May 10, 1938, as *amended* through July 15, 1947, shall be complied with in all respects and that a certificate of occupancy shall be obtained."

402-40-BZ

APPLICANT—Agnes M. Hall, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use, E area district, the erection and maintenance of a building to be used as auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station, on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers boulevard, southeast corner of South Conduit avenue (Block 4517, Lot 1 and part of Lot 3), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alvin J. Sander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (402-40-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use E area district, the erection and maintenance of a building to be used as auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot of ground previously occupied as a gasoline service station, affecting premises 144-39 to 144-47 Farmers boulevard, southeast corner of South Conduit avenue (Block 4517, Lot 1 and part of Lot 3), Springfield, Borough of Queens, was granted by the Board December 10, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work, has been extended from time to time, the last such extension having been granted by the Board on April 29, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 10, 1940, as *amended* by resolutions adopted through April 29, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 9409-40)."

76-44-BZ

APPLICANT—William I. Hohauser, for 18-20 Broome Street Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles (trucks), used in the conduct of a soda water business on the plot abutting to the west.

PREMISES AFFECTED—19 Mangin street and 18-20 Broome street, northwest corner (Block 322, Lots 26 and 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Israel Meyer and Irving Bessler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (76-44-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, for a term of two years the parking and storage of more than five motor vehicles (trucks used in the conduct of a soda water business on a plot abutting to the west); affecting premises 19 Mangin street and 18-20 Broome street, northwest corner (Block 322, Lots 26 and 27), Borough of Manhattan, was granted by the Board on April 11, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on May 7, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 11, 1944, as amended through May 7, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this amended resolution . . . ; and that other than as herein amended, the resolution adopted April 11, 1944, as amended through May 7, 1946, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Alt. Applic. 30-44)."

73-46-BZ

APPLICANT—Lama and Proskauer, for Bryant Real Estate Co., Inc., owner (Stern Brothers, lessees).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction, extension and enlargement of an existing gasoline service station, to include office, auto laundry, lubricatorium and motor vehicle repair shop.

PREMISES AFFECTED—143-17 to 143-19 Hillside avenue and 87-56 to 87-64 144th street, northwest corner (Block 9701, Lot 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (673-46-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, extension and enlargement of an existing gasoline service station, to include an office, auto laundry, lubricatorium and motor vehicle repair shop affecting premises 143-17 to 143-19 Hillside avenue, and 87-56 to 87-64 144th street, northwest corner (Block 9701, Lot 31), Jamaica, Borough of Queens was granted by the Board on June 10, 1947 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 10, 1947, by adding hereto:

"... that irrespective of the requirements in the resolution as to the location of pumps in relation to the street building line, pumps may be installed not nearer than 10 ft. to the street building line of Hillside avenue, as indicated on revised plans, marked 'Received April 21, 1948', on condition that in all other respects the

requirements in the resolution adopted June 10, 1947, shall be complied with (N.B. Applic. 4887-46)."

615-47-BZ

APPLICANT—Thomas Keogh, for Queens Valley Development Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21-c of the zoning resolution, permitting in a residence and business use, D and F area districts, the erection of more than one building on a plot, fully attached without the required side yard setback in the F area district, and also the extension of business and accessory parking into the residence portion of the plot.

PREMISES AFFECTED—Block bounded by Horace Harding boulevard, Springfield boulevard, 67th to 69th avenues and 230th street (Blocks 7644 to 7648 inclusive, 7656-7659 inclusive, Lots 1; Block 7660, Lots 1, 51 and 45; Block 7668, Lot 30; Block 7669, Lots 29, 36, 40 and 42; Block 7670 to 7672, Lots 1, 6 and 40 and Block 7676, Lots 1, 4, 8, 14 and 16), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (615-47-BZ)

WHEREAS, this application under section 21-C of the zoning resolution, permitting in a residence and business use, D and F area district, the erection and maintenance of more than one building on a plot, fully attached without the required side yard setback in the F area district and also the extension of business and accessory parking into the residence portion of the plot, affecting premises, block bounded by Horace Harding boulevard, Springfield boulevard, 67th to 69th avenues and 230th street (Blocks 7644 to 7648, inclusive, 7656 to 7659, inclusive, Lot 1; Blocks 7660, Lots 1, 51, 45, Block 7668, Lot 30; Block 7669, Lots 29, 36, 40, 42; Blocks 7670 to 7672; Lots 1, 6, 40 and Block 7676, Lots 1, 4, 8, 14 16), Bayside, Borough of Queens, was granted by the Board July 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on September 9, 1947; and

WHEREAS, the applicant has filed a request for amendment in the following statement, dated April 27, 1948:

"We hereby respectfully request that your Board amend the resolutions adopted under the above calendar numbers, by adding to such resolutions a paragraph stating that notwithstanding anything therein contained, individual building permits may be issued by the Borough President for the construction of sections 1, 5 and 6 of the development as indicated on plans originally filed with the Board on the land owned by Queens Valley Development Corporation, for the construction of sections 2 E.W., 3 and 4 of the development on the land owned by Julia H. Neisloss, Lillian Neisloss and Diana R. Braunstein, and for the construction of section 7 of the development on the land owned by Wates and Co., Inc.

"All of the aforesaid are the persons and corporations who were interested in the development at the time of the Board's action, although title of record to the entire premises was then in Queens Valley Development Corporation.

MINUTES

"The undersigned for themselves, their heirs, executors, administrators, successors, lessees and assigns, agree that the aforesaid construction shall be in accordance with the terms of the resolutions, as amended, and that the terms of the resolutions, as amended, shall be complied with in every respect.

"Very truly yours,

"QUEENS VALLEY DEVELOPMENT CORPORATION

"By: John L. Turner, President

"Julia H. Neisloss

"Lillian Neisloss

"Diana R. Braunstein

"Wates & Company, Inc. by:

"Faye Evans, President."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 25, 1947, as amended September 9, 1947, only so far as it relates to the issuance of permits, by adding thereto:

"... that nothing herein contained shall prevent separate permits being issued by the borough superintendent to the owners as set forth in the statement of April 27, 1948, above quoted, *on condition* that all the agreements with the Board of Estimate as to the completion of the streets and the services thereunder and dedication to the city shall be carried out, applying jointly to all sections of the entire development irrespective of separate ownerships (N.B. Applic. 2209-47)."

684-47-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium.

PREMISES AFFECTED—83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (684-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station, office, motor vehicle repair shop, auto laundry and lubritorium and the parking and storage of more than five (5) motor vehicles affecting premises 83-29 Broadway and 86-01 to 86-09 Dongan avenue, northwest corner (Block 1580, Lot 1), Elmhurst, Borough of Queens was granted by the Board on March 16, 1948 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 16, 1948, so that as *amended*, the resolution shall read:

"... *granted* under section 7c thereof to permit the extension of use of the building as proposed and as indicated on plans filed with this application, marked

'Received October 15, 1947' (5 sheets), *on condition* that the building shall be used for the purpose of washing as proposed, and in all other respects shall comply with all laws, rules and regulations applicable thereto, and to permit the parking and storage of more than five motor vehicles at the rear of the premises, as indicated on revised plans, marked 'Received May 1, 1947' on condition that a suitable fence shall be erected on rear lot line; and that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution (Alt. Applic. 1209-47)."

916-47-BZ

APPLICANT—Stone Construction Co., for Oscar B. Stone, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from storage, workshop, offices and showroom to storage of food products, kitchen, office and garage for two motor vehicles.

PREMISES AFFECTED—424-426 West 54th street, south side, 300 ft. west of 9th avenue (Block 1063, Lots 45 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: J. A. Igler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (916-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage, workshop, offices and showroom to storage of food products, kitchen, office and garage for two (2) motor vehicles, affecting premises 424 to 426 West 54th street, south side, 300 ft. west of 9th avenue (Block 1063, Lots 45 and 46), Borough of Manhattan was granted by the Board on January 9, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 9, 1948, so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within three months from the date of this *amended* resolution."

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk

(Remaining minutes will be printed in the Bulletin of May 18, 1948.)

SPECIAL MEETING

FRIDAY MORNING, MAY 7, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

MINUTES

RULES

217-21-SR

SUBJECT—Proposed amendment to the Oil Burner Rules.

APPEARANCES—Albert B. Wool, Edward D. Cray, Hyman D. Rapps, Harry L. Bloomberg, Ellis S. Lavine, Ralph A. Brooks, Arthur F. Kurtz, Otto R. Gleichmann, George Knittel, Ben Friedland, Hyman Feller, Samuel Radler, G. T. Kaufman, Philip H. Schepp, R. V. Perotto, H. E. Vogeler, P. S. Atkinson, William G. Hayne, Frank Conto, H. M. Ficken, Joseph Zangara, Deputy Chief David J. Kidney, Deputy Commissioner Nathan C. Horwitz, Acting Chief Inspector J. Barbuto, Edwin A. Meyer, J. Mrocoka and George Sklenavik.

ACTION OF BOARD—Hearing closed; wording of amendments to be determined by the Board after consideration of suggestions filed.

ZONING APPLICATION

185-48-BZ

APPLICANT—Alfred Gross, for Union Land Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence use district, the erection of more than one building on a lot (Glen Oaks Village—Part 2).

PREMISES AFFECTED—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400) and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Gross.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (185-48-BZ)

WHEREAS, Alfred Gross, for Union Land Corporation, owner, filed March 4, 1948, an application pursuant to section 21 of the zoning resolution, to permit the erection of more than one building on a lot, affecting premises: Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517 part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); Southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1; northwest corner Union turnpike and

254th street (Block 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, part of Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400) and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), (Glen Oaks Village, Part II), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on this application on April 20, 1948, by the Board of Standards and Appeals, after due notice by publication in the Bulletin of the Board and by publication on March 30, 1948 in the *Long Island Star Journal* and by the posting of notices on the premises as required by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Union turnpike is in residence and retail use, D area and Class 1 height districts and that the premises in question are located in a residence use, D area and Class 1 height districts except that portion north of Langston avenue which is within an "E" area district; and

WHEREAS, the decisions of the borough superintendent, dated March 3, 1948, on N.B. Applications 589 to 599-48, inclusive, read:

"1. The erection of more than one building on a lot is contrary to Article I, Sect. 1(v) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a large tract of land approximately 2,000 ft. by 3,000 ft. in area, upon which it is proposed to erect a group of two-story frame, 2-family dwellings, 22 feet in height and accessory garages, as indicated on plans filed with this application; and

WHEREAS, the applicant contends that it is proposed to erect a garden type residential development with approximately 22% land coverage with suitable setbacks and spaces in between buildings, as indicated on plans; that the entire development will be in harmony with the general purpose and intent of the Zoning Resolution and will in no way detract from but rather will enhance the value of the surrounding property; that it is therefore requested the Board grant a variance under the jurisdiction vested in it under section 21 of the Zoning Resolution, to permit more than one building on a lot; that the housing project will be designed to utilize the provisions of Section 608 of the National Housing Act mortgage insurance arrangements and have been designed to conform with the planning requirements of the Federal Housing Administration; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to the objection of the borough superintendent relating to lots in the D area district and excluding three lots, indicated as "Q", "R" and "S", N.B. Nos. 596, 598 and 599/48, in the E area district, as shown on development plan, 1 sheet marked "Received April 29, 1948" and detail plans marked "Received March 4, 1948," 17 sheets, on condition that in all other respects, the requirements of the zoning resolution shall be complied with and that all laws, rules and regulations applicable thereto other than as permitted by the Board this day under Cal. 186-48-A shall be com-

MINUTES

plied with; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEAL FROM ADMINISTRATIVE DECISION

186-48-A

APPLICANT—Alfred Gross, for Union Land Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

APPEARANCES—

For Applicant: Alfred Gross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (186-48-A)

WHEREAS, Alfred Gross, for Union Land Corporation, owner, filed March 4, 1948, an application pursuant to Section 35 of the General City Law, to permit the erection of structures in the beds of mapped streets (255th, 256th, 257th, 258th, 259th, 261st and 262nd street; 70th, 74th, Underhill, Shiloh, 76th and Langston avenues, and an appeal from a decision of the borough superintendent, affecting premises: northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike, (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except, 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated March 3, 1948, on N.B. Applications 589 to 599-48, inclusive, read:

"2. The erection of a bldg. in the bed of a mapped street is contrary to Art. 3, Section 35, General City Law.

3. The erection of attached frame bldgs. outside fire limits is contrary to Section 4.1.3, Bldg. Code C26-248, Adm. Code."

and

WHEREAS, the applicant states the premises consist of a plot approximately 2,000 ft. by 3,000 ft. in area, located in a residence use, D area, Class 1 height district, upon which it is proposed to erect a series of two family, 2-story frame dwellings and accessory garages as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends as to objection 2, that an alteration map has been prepared by the borough superintendent so that the official street layout will conform with that presented by the applicant in this application; that this alteration map, No. 3217, was submitted by the borough superintendent to the Board of Estimate and referred to the Planning Commission, where it was approved March 3, 1948; that all city departments concerned with the development have been consulted and advised as to the plan and the plot plans as to the location of the dwellings have been forwarded to the Borough President, the Planning Commission, Sewer Department and the Bureau of Highways; that commitments for the mortgage insurance have been received from the Federal Housing Administration; and

WHEREAS, the applicant contends as to objection 3, that the dwellings will be two-family units divided by unpierced masonry walls, 12 in. thick in the cellar and 8 in. thick to the underside of the roofing; that each subdivision will have a separate entrance for each family and each upstairs apartment will have its own individual stairs serving its individual family; that all partitions and ceilings throughout will be covered with $\frac{3}{8}$ " perforated rock lath and $\frac{1}{2}$ " sanded gypsum plaster; and

WHEREAS, the premises in question are under the ownership of the Union Land Corporation controlled by the same interests and also the understanding is that the requirements of the Board of Estimate as to the construction of streets and services will be carried out to the end the streets will be finally accepted by the city.

Resolved, that the decision of the borough superintendent, as to N.B. Applications 589 to 599-48, inclusive, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that before any certificate of occupancy is issued, the remapping of streets shall be approved by the Board of Estimate as shown on plans marked "Received April 29, 1948," 1 sheet; as to objection 3, *on condition* that the buildings are constructed as proposed and as shown on plans marked "Received April 26, 1948," 15 sheets, namely two family units divided by unpierced masonry walls 12" thick in the cellar and 8" thick to the underside of the roofing; that each subdivision shall have separate entrance for each family with individual stairs; that the exterior walls shall be of masonry veneer as proposed and not less than 4" in thickness, as shown attached to the exterior structural walls of frame and where 8" dividing walls occur, the masonry veneer at such division walls shall be fire stopped, as was permitted under Cal. 1057-46-A as passed upon by the borough superintendent under N.B. Applic. 9957-46; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 185-48-BZ as to the buildings therein included.

Adjourned: 11:00 A.M.

JOSEPH J. DOYLE, Chief Clerk

BULLETIN

OF THE

JUN 14 1948

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Minutes of Regular Meeting, Tuesday Morning, May 11, 1948. Affecting Calendar Numbers 261-25-BZ, 243-27-BZ, 971-41-BZ, 448-46-BZ, 183-47-BZ, 837-47-BZ, 84-48-BZ, 86-48-BZ, 293-48-BZ, 148-33-BZ, 80-36-BZ, 260-40-BZ, 117-42-BZ, 872-47-BZ, 939-47-BZ, 1002-47-BZ, 1052-47-BZ, 102-48-BZ, 114-48-BZ, 200-48-BZ, 328-48-BZ, 294-48-A, 873-47-A, 422-47-SA, 612-47-SM, 236-48-SA and 257-48-SM.

Minutes of Regular Meeting, Tuesday Afternoon, May 11, 1948. Affecting Calendar Numbers 1051-47-A, 174-48-A, 213-48-A, 214-48-A, 241-48-A, 249-48-A, 270-48-A, 272-48-A, 285-48-A, 306-48-A, 308-48-A, 319-48-A, 338-48-A, 369-48-A, 138-48-A, 1288-39-A, 993-47-A, 209-48-A, 243-48-A, 258-48-A, 335-48-A, 239-19-BZ, 599-37-BZ, 619-37-BZ, 879-38-BZ, 1041-38-BZ, 1044-38-BZ, 216-40-BZ, 831-41-BZ, 1060-41-BZ, 90-42-BZ and 835-42-BZ.

(Remaining minutes will be printed in the Bulletin of May 25, 1948).

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to May 11, 1948.

Cal. No. Dept. Premises Affected.

408-48-SM—Baychester Block Co., Inc., Cinder Blocks, manufactured by Baychester Block Co., Inc., Material.

409-48-SA—Wald Refractory Hot Water Coil (oil saving device), Appliance.

410-48-BZ—H.B.Q.—67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens, N.B. 217-48.

411-48-A—F.D.—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn, 21613-LF.

412-48-SA—Fuelstat, Models 30EN, 30E6N and 30E9N (oil burner fuel unit), Appliance.

413-48-BZ—H.B.Q.—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Blocks 736, 738, 749, 750 and 751, all Lots), Woodside, Borough of Queens (Woodside Houses), N.B. 7196 to 7203-47.

414-48-A—H.B.Q.—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue (Buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all Lots), Woodside, Borough of Queens (Woodside Houses) under section 36, General City Law re buildings not fronting on legal streets, N.B. 7196 to 7203-47.

415-48-SM—Fox-Made One and One Half Hour Wood Fire Door Assembly (2½ inches thick), manufactured by Fox Bros. Mfg. Co., Inc., Material.

416-48-BZ—H.B.B.—2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn, N.B. 542-48.

417-48-SM—Pyroset D, Flameproofing Compound, manufactured by American Cyanamid Company, Material.

418-48-BZ—H.B.Q.—39-08 to 39-14 209th street, west side, 208-08 to 208-16 39th avenue, south side, 39-05 to 39-11 208th street, east side and 208-09 to 208-11 41st avenue, north side (entire block); (Block 6215, Lots 10 and 30). Bayside, Borough of Queens, N.B. 1592-48.

419-48-A—H.B.Q.—56-41 to 56-47 148th street, northeast corner of North Hempstead Turnpike (ground floor); (Block 5175, Lots 1 to 20 inc., Lots 22 to 30 inc. and Lots 32 to 38 inc.), Flushing, Borough of Queens, N.B. 2284 and 2285-47.

420-48-BZ—H.B.Q.—53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens, Alt. 772-48.

421-48-BZ—H.B.M.—269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608-614 West 187th street (Block 2166, Lots 66, 67 and 70), Borough of Manhattan, N.B. 67-48.

422-48-BZ—H.B.B.—493-501 Leonard street, west side, 75 ft. 7 in. south of Driggs avenue and 542-548 Manhattan avenue (Block 2697, Lot 7), Borough of Brooklyn, Alt. 4693-47.

423-48-A—H.B.B.—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn, Revocation of Certificate of Occupancy 113166-45, re Alt. 3032-45.

424-48-A—H.B.Bx.—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx, Alt. 85-48.

425-48-BZ—H.B.Bx.—1171-1175 Grand Concourse and 122 Tudor place, southwest corner (Block 2463, Lot 16), Borough of The Bronx, Alt. 178-48.

426-48-A—H.B.B.—34-36 Rutland road, southside, 254 ft. 1½ in. east of Flatbush avenue (Block 5037, Lots 19 and 20), Borough of Brooklyn, Alt. 1474-48.

427-48—C.E.C. CO² Liquefier, Appliance.

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1464-39-GR—General Resolution re approval of Inspection Agencies under Rules adopted by the Board under Cal. No. 1139-39-GR—addition of the inspection agency, Neal J. Campbell, Consulting Engineer.

1024-41-BZ—H.B.Q.—121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens, Misc. 11085-41.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 18, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 18, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1060-47-BZ—Application, December 11, 1947, under section 7a of the zoning resolution, of Sweedler, Schulman and Andron, applicants, on behalf of Sadye E. Blumberg, owner, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house; premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

125-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of 65th Land Holding Corp., applicant and owner, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time; premises 65-30 to 65-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

151-48-BZ—Application, February 26, 1948, under sections 7c and 7i of the zoning resolution, of Alden B. MacNeil, applicant, on behalf of William Pase, owner, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles; premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

903-47-BZ—Application, October 9, 1947, under section 7h of the zoning resolution, of Louis Canarick and Ben Skudin, applicants and lessees, on behalf of Russel Sage Foundation, owner, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years; premises 9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

721-47-BZ—Application, July 29, 1947, under section 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Michael Vasti and Sol and Sadie Gross, owners, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard; premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

479-39-BZ—Application of DePace and Juster, Inc., applicants, on behalf of Board of Transportation, City of New York, owner (Saul and Leonard Haskell, lessees), reopened February 17, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles; premises 167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

94-48-BZ—Application, February 5, 1948, under section 7h of the zoning resolution, of William Nunley, applicant and lessee, on behalf of Shelclin Corp. and Blue Point Terrace Development Corp., owners, to permit in a retail use district, the parking and storage of more than five motor vehicles, for a period of years; premises 165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

766-28-BZ—Application of Sol A. Liebman, applicant, on behalf of Ida Katz, owner, reopened March 2, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of two years (previously denied for the erection and maintenance of a garage for more than five motor vehicles); premises 820-838 East New York avenue, south side, 120 ft west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

1437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schulman, owner, reopened December 16, 1947, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

4-48-BZ—Application, January 2, 1948, under section 7h of the zoning resolution, of Herman Kron and Son, applicants, on behalf of Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee), to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years; premises 114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 1005, Lots 42 and 43), Borough of Manhattan.

274-48-BZ—Application, March 29, 1948, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Philip Panzer, owner, to permit

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in a business use district, the parking and storage of more than five (5) motor vehicles for a period of time; premises 3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

84-48-BZ—Application, January 30, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel L. Benjamin and Clara Benjamin, owners, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales; premises 38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

971-41-BZ—Application of Herman Kron, applicant, on behalf of L.S.R. Realty and Contracting Corp., owner (Jerome Voletzky, lessee), reopened February 3, 1948, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65 and 67), Borough of Brooklyn.

533-47-A—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Van Horn street).

530-41-BZ—Application of Lama and Proskauer, applicants, on behalf of Anna Scardino, owner, reopened June 3, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repair shop and office (previously withdrawn); premises 85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

464-47-BZ—Application, April 30, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Auto Parts Co., owner (Domenico Palumbo, lessee), to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices; premises 112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

101-48-A—112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (1st floor); (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station salesroom, office, lubritory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

230-48-BZ—Application, March 16, 1948, under section 7c of the zoning resolution, of H. M. Cole, applicant on behalf of Giacomo Rosasco, owner, to permit in a residence and local retail use district, the extension of existing business use into the residence portion of the lot; premises 97 MacDougal street, west side, 99 ft. 8½ in. north of Bleecker street (Block 542, Lot 52), Borough of Manhattan.

239-48-BZ—Application, March 18, 1948, under section 7c and 21 of the zoning resolution, of Siegel and Green applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the are permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-20 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

250-48-BZ—Application, March 23, 1948, under section 7e of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Irving Glaser, owner, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre; premises 70-0 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

340-48-BZ—Application, April 14, 1948, under section 7h of the zoning resolution, of Freed and Gordon, applicants, on behalf of Pauline Wurtzel, owner, to permit in a retail use district, the parking and storage of more than five motor vehicles; premises 135-22 to 135-24 35th avenue and 35-02 Linden place, southwest corner (Block 4959, Lot 20), Flushing, Borough of Queens.

348-48-BZ—Application, April 13, 1948, under sections 7f and 7h of the zoning resolution, of Henry Nordheim applicant, on behalf of Edward R. Koch, owner (Michael Weinstein, lessee), to permit in a business use district, the parking and storage of more than five motor vehicles for a temporary period of time; premises 1521-153 Southern boulevard and 915 East 172nd street, northwest corner (Block 2977, Lot 168), Borough of The Bronx.

315-47-SA—Mills Cup Dispenser, Model 400-C.

620-47-SM—Weldwood Flush Veneered Door (Kay Core).

895-40-SM—Hollup Welding Electrodes, Grades Sureweld "B" and "N."

1015-47-SA—Lancaster Oil Burner, Sizes 00, 0, and Sizes 7 and 8 of Models WP, LP, LPH, WPH, BWPH, BWP, BLPH and BLP.

246-48-SM—Corinco High Density Cork Tile (flooring)

247-48-SM—Corinco Acousticator Board (ceilings).

HARRIS H. MURDOCK, *Chairman*

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MAY 18, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 18, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

290-48-A—449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor); (Block 1472, Lot 9), Borough of Brooklyn.

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

215-48-A—85-51 to 85-55 Little Neck parkway, east side, 38.62 ft. and 78.62 ft. north of 86th avenue and 85-59 Little Neck parkway, northeast corner of 86th avenue (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens.

353-48-A—156-178 West 12th street and 7-19 7th avenue, southeast corner (Block 607, Lot 1), Borough of Manhattan.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

214-48-A—186-28 Peck avenue, 53-20 to 53-24 187th street, southeast corner and 53-25 to 53-35 187th street, northeast corner of Peck avenue (Block 5656, Lots 6, 9, 11 and 13 and Block 5658, Lots 1, 13 and 14), Bay-side, Borough of Queens.

335-48-A—173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx.

993-47-A—166-182 Walworth street, west side, 153 ft. 4 in. north of Willoughby avenue (Block 1751, part of Lot 1), Borough of Brooklyn.

169-48-A—8 Beach street, south side, 95 ft. 1 in. west of West Broadway (Block 190, Lot 39), Borough of Manhattan.

380-48-A—2 Pierrepont place, west side, 62.6 ft. north of Montague street (Block 240, Lot 4), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

309-48-BZ—Application, March 17, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Samuel B. Althouse, owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, the sale and display of more than five motor vehicles, and with proposed curb cut nearer to residence use district than is permitted; premises 1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Block 159, Lot 15 and Block 162, Lot 39), Far Rockaway, Borough of Queens.

310-48-A—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Blocks 159 and 162, Lots 15 and 39), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Pinson street).

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

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400-48-A—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

129-48-A—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

261-25-BZ—Application of Lama and Proskauer, applicants, on behalf of Angelo Spinelly, owner, reopened November 5, 1947, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding; premises 2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

448-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward and Arthur Senft, owners Colony Fuel Oil Co., Inc., lessee, reopened June 3, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal); premises 2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

183-47-BZ—Application of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, reopened March 23, 1948, under section 7c of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district; premises 159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27 inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

86-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage; premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

293-48-BZ—Application, March 23, 1948, under sections 7c, 7e, 7h and 21 of the zoning resolution, of Hazeltine Electronics Corporation, applicant and owner, to per-

mit in a residence use district, the erection of an additional business building for a period of fifteen years, with an increase in accessory parking for a period of fifteen years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a period of two years and extended by the Board—expires March 23, 1950); premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

294-48-A—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

311-48-BZ—Application, March 22, 1948, under section 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000 1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

337-48-BZ—Application, April 14, 1948, under section 7f of the zoning resolution, of Harry Silverman, applicant, on behalf of Joseph Yannone and Anthony Scavett, owners, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years; premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

845-47-BZ—Application, September 30, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Neiman, owner, to permit in a business use, D area district, the erection and maintenance of a business building, using more than the area permitted; premises 420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 7200, Lot 52), Belle Harbor, Borough of Queens.

865-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Louis Langholtz, applicant, on behalf of Emanuel Welkowitz and Carl Stashinsky, d/b/a Avenue C Delivery Service, owners, to permit in a residence use district, the parking of five trucks, for a term of years; premises 750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.

1070-47-BZ—Application, December 9, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Josephine Stock, owner (Arthur W. Sollicie, lessee), to permit in a business use district, the change in occupancy from auto body painting, auto body painting, body and fender repair work, welding and spraying; premises 389-391 4th avenue and 2627 4th street, southeast corner (Block 993, Lot 1), Borough of Brooklyn.

88-48-BZ—Application, February 2, 1948, under section 21 of the zoning resolution, of Newman and Bisco, applicants, on behalf of Elsie Edelmann, owner, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than permitted and using more than the area of lot permitted for the dwelling and private garage; premises 484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.

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155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

159-48-BZ—Application, February 26, 1948, under sections 7a and 7c of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of A. A. Lexington, Inc., owner, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse; premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

216-48-BZ—Application, March 11, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Simbern Holding Corp., owner, to permit in a residence use district, the erection and maintenance of a business building; premises 58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

439-48-A—Re Transportation and sale of Anti-Freeze known as "Saf-Tee Super" in one gallon, sealed metal cans in New York City (containers not in conformity with Administrative Code requirements).

315-48-A—100 Johnston terrace, south side, 320.49 ft. east of Seguin avenue (open yard area); (Block 6660, Lot 1), Princes Bay, Borough of Richmond.

477-46-SA—Westinghouse Laundromat, Model CM 1-4—consideration as to reopening and approval (previously approved on condition for temporary term).

252-48-SA—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1 and 727-1.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

175-48-A—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—120th street).

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

258-48-A—184 West 231st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Borough of The Bronx.

1005-47-A—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan (reopened March 30, 1948; previously withdrawn).

299-48-A—Pier (Green Street Terminal), foot of Green street (Block 2510, Lot 1), East River, Borough of Brooklyn.

323-48-A—Pier 1, (Prospect Terminal) foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

324-48-A—Pier 2, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

325-48-A—Pier 3, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

379-48-A—402 Atlantic avenue and 92-98 Bond street, southwest corner (Block 183, Lot 34), Borough of Brooklyn.

329-48-A—20-40 Skillman street, west side, 248.79 ft. north of Park avenue and 37-57 Franklin avenue (1st floor); (Block 1885, Lot 23), Borough of Brooklyn.

362-48-A—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

381-48-A—3044 Westchester avenue, south side, 173.49 ft. east of Buhre avenue and 3047 Buhre avenue (2nd floor); (Block 4196, Lot 6), Borough of The Bronx.

457-48-A—67-77 West 44th street, northeast corner of 6th avenue (Penthouse); (Block 1260, Lots 1 and 5), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, June 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

277-39-BZ—Application of Mary A. Bradley, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7g of the zoning resolution, for a temporary term of years, permitting in a business use district, the maintenance of individual garages for more than five motor vehicles; premises 25-12 to 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens.

705-41-BZ—Application of Idella R. Koechel, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

1024-41-BZ—Application of Minnie Weinstein, applicant and owner, reopened May 11, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

415-47-BZ—Application of De Pace and Juster, applicants, on behalf of Beppo Realty Corp., owner, reopened April 6, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C

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area district, the extension to existing garage and motor vehicle repair shop for more than five motor vehicles, using more than the area permitted (previously granted by the Board); premises 2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

416-47-A—2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx (reopened April 6, 1948).

846-47-BZ—Application, August 26, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Community Founders, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, office, auto laundry, lubritorium and motor vehicle repair shop; premises 67-53 164th street, and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens.

847-47-A—67-53 164th street and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—69th avenue).

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

989-47-BZ—Application, November 14, 1947, under section 7c of the zoning resolution, of Herman Kron, applicant, on behalf of 61-44 Fresh Meadow Road, Inc., owner, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubritorium and auto laundry; premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

228-48-BZ—Application, March 15, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Simon V. Cohen, owner, to permit in a business use, D area district, the extension to existing building, using more than the area permitted; premises 2464-2466 (2674 displayed) Flatbush avenue,

west side, 160 ft. north of Avenue U (Block 8542, Lot 67), Borough of Brooklyn.

273-48-BZ—Application, March 29, 1948, under section 7e of the zoning resolution, of Voorhees, Walker, Foley and Smith, applicants, on behalf of Union Square Savings Bank, owner, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank); premises 20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

291-48-BZ—Application, April 2, 1948, under section 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Henry Kahan, owner, to permit in a residence use, G. area district, the projecting bay window and vestibule into the required front yard and an open terrace projecting into the required rear yard; premises 311 Beach 147th street, west side, 100 ft. north of Neponsit avenue (Block 749, Lot 35), Neponsit, Borough of Queens.

372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

23-37-SA—Silent Heat Oil Burner (reopened January 20, 1948 re approval of Model C).

203-48-SM—Pennsylvania Range Boiler Co. Obround 275 Gallon Fuel Oil Tank.

139-47-SM—Laneri Bros. Cement and Cinder Blocks (reopened September 23, 1947 to include additional sizes).

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

356-48-A—53-02 29th street, west side, 15.09 ft. south of Review avenue (Block 294, Lot 106), Long Island City, Borough of Queens (under section 35, General City Law re bed of mapped street—29th street).

77-48-A—519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2266, Lot 42), Borough of The Bronx.

287-48-A—88-40 192nd street, west side, 335 ft. south of Hillside avenue (Block 10456, Lot 36), Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1948, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 8, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

548-47-BZ—Application of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution.

CALENDAR

tion, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

309-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Domenick Salzone, owner, reopened November 5, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard (previously granted on condition for parking and storage for two years); premises 125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

370-41-BZ—Application of Lama and Proskauer, applicants, in behalf of Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee), reopened September 9, 1947, under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board); premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

36-48-BZ—Application, January 13, 1948, under sections 7e, 7A and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Rabinowitz, owner, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubritorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection; premises 65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

343-48-BZ—Application, April 15, 1948, under sections 7f and 7e of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of 1412 Webster Ave. Corp., owner, to permit in a business use district, the erection and maintenance of a storage garage for more than five motor vehicles (trucks) and for the storage of plumbing parts; premises 1410 Webster avenue, east side, 50.16 ft. south of St. Pauls place (Block 2896, part of Lot 5), Borough of The Bronx.

355-48-BZ—Application, April 19, 1948, under section 7e of the zoning resolution, of Harry Hurwit, applicant, on behalf of Alfred H. Adler, owner, to permit in a

residence use district, the change in occupancy from heretofore converted class "B" multiple dwelling to heretofore converted class "B" multiple dwelling and store (in basement); premises 209 West 78th street, north side, 123 ft. west of Amsterdam avenue (Block 1170, Lot 27), Borough of Manhattan.

391-48-BZ—Application, April 22, 1948, under section 7h of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Hotel Taft Corporation, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 30 East End avenue and 534 East 81st street, southwest corner (Block 1577, Lot 27), Borough of Manhattan.

403-48-BZ—Application, May 4, 1948, under sections 7c and 21 of the zoning resolution, of William I. Hohausser, applicant, on behalf of Myer 1890 Bottling Co., Inc., owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard; premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

413-48-BZ—Application, May 5, 1948, under section 21 of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence, business and unrestricted use district, the erection of more than one building on a lot; premises Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Woodside Houses); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens.

414-48-A—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens (Woodside Houses); (under section 36 of General City Law re buildings not facing legal streets).

188-46-SA—Toridheet Pressure Atomizing Oil Burner.

883-47-SA—Middleton Oil Burner.

59-48-SA—Jetronic Oil Burner, Model JBO-1.

122-48-SA—Lundt Line Pressure and Power Burner (Gas Conversion Burner).

809-47-SA—Roberts-Gordon Gas Burners, Models 400-Z-2, Model H and PH.

1026-47-SA—Breese Horizontal Oil Burners, Models HB7LCHS, HB7DGR, HB7DGS, HB7DHS, HB7-LCGR and HB7LCGS.

978-47-SM—Stylon Tufkote Micro Cut Fibers and Stylon Adhesive #3.

605-47-SA—Eisenberg Drying Oven (Gas Fired).

150-48-SA—Shafco Hanging Oil Fired Unit Heater.

HARRIS H. MURDOCK, *Chairman*.

JUNE 8, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 8, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

243-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of May 4, 1948).

277-39-BZ

APPLICANT—Mary A. Bradley, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7g of the zoning resolution, permitting in a business use district, the maintenance of individual garages for more than five motor vehicles (request to reopen, previously dismissed for lack of prosecution).

PREMISES AFFECTED—25-12 to 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Meda A. Perotti and Sarah Christie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 2, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

705-41-BZ

APPLICANT—M. L. Golieb, for Idella R. Koechel, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: M. L. Golieb and Idella R. Koechel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 2, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

REGULAR MEETING

TUESDAY MORNING, MAY 11, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea.

ZONING APPLICATIONS

261-25-BZ

APPLICANT—Lama and Proskauer, for Angelo Spinelly, owner.

SUBJECT—Application reopened November 5, 1947—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution,

to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding.

PREMISES AFFECTED—2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama; A. Spinelly and H. Harrison.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

243-27-BZ

APPLICANT—Henry Nordheim, for James J. Gilhuly, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted.

PREMISES AFFECTED—3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim and J. J. Gilhuly.

For Opposition: A. M. Kenny, D. S. Ruggles, J. M. Lawless, K. Blomquist, A. Azzoni and A. Klefman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

971-41-BZ

APPLICANT—Herman Kron, for L.S.R. Realty and Contracting Corp., owner (Jerome Voletzky, lessee).

SUBJECT—Application reopened February 3, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65 and 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. at the request of the applicant.

448-46-BZ

APPLICANT—Lama and Proskauer, for Edward and Arthur Senft, owners (Colony Fuel Oil Co., Inc., lessee).

SUBJECT—Application reopened June 3, 1947—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales

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in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal).

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: J. W. Bernstein, J. Needleman, G. Stormwind, C. Diamond, F. Danzig and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Applicant to file additional information.

183-47-BZ

APPLICANT—Albert W. Lewis, for Ernest Mann, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district.

PREMISES AFFECTED—159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27, inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: A. W. Lewis, J. H. Doran and J. R. Hockert.

For Opposition: J. J. Schwartz and L. G. Clemente.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

837-47-BZ

APPLICANT—Lama and Proskauer, for A. George Redgate, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop.

PREMISES AFFECTED—1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and G. Redgate.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument.

84-48-BZ

APPLICANT—Lama and Proskauer, for Samuel L. Benjamin and Clara Benjamin, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales.

PREMISES AFFECTED—38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 10 A. M. at request of the Board.

86-48-BZ

APPLICANT—Henry George Greene, for N. Meltzer, Inc., owner (Morris Cohen, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles, to include cellar of existing garage.

PREMISES AFFECTED—156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Greene and M. Cohen.

For Opposition: C. D. Mafaraci, J. Fuchs and S. Silver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument.

293-48-BZ

APPLICANT—Hazeltine Electronics Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection of an additional business building for a period of fifteen years, with an increase in accessory parking for a period of fifteen years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a period of two years, and extended by the Board—expires March 23, 1950).

PREMISES AFFECTED—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: F. Robinson, J. B. Dow, J. J. Foley, C. D. Martin and L. A. Bassett.

For Opposition: A. Margolin, H. Lavikoff and G. Sapan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, Ed. Hoffman, Park Dep't and S. Keating and E. McGuire, Dep't of Commerce.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision by the Board without further argument.

148-33-BZ

APPLICANT—Solomon Jochnowitz, for Noviak Holding Corp., owner.

SUBJECT—Application reopened February 3, 1948—Application (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard and to permit the parking of more than

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five motor vehicles in the residence use portion of lot.

PREMISES AFFECTED—205-22 to 205-40 Hollis avenue and 109-52 and 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: S. Jochnowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

80-36-BZ

APPLICANT—Henry Nordheim, for Ammek Realty Corp., owner.

SUBJECT—Application reopened December 2, 1947—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of class "A" multiple dwelling with stores (previously granted by the Board) to class "A" multiple dwelling, stores and marriage broker's office.

PREMISES AFFECTED—1398 Grand Concourse and 200-208 East 170th street, southeast corner (Block 2831, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim, Rabbi J. Lerner and L. Sorfer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

260-40-BZ

APPLICANT—Lama and Proskauer, for Herbert Rosen, owner.

SUBJECT—Application reopened February 25, 1947—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the reconstruction and maintenance of a building, using more than the area permitted, and the change of occupancy from auto painting to motor vehicle repair shop (previously granted for one year), brake testing and wheel alignment (previously denied for garage for more than five motor vehicles and gasoline service station).

PREMISES AFFECTED—5511 18th avenue, east side, 70 ft. south of 55th street (Block 5494, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mitchell Steinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (260-40-BZ)

WHEREAS, this application, under section 7i of the zoning resolution, to permit on the business use portion of a plot, located partly in a business use district and partly in a residence use district, the conversion of occupancy of an existing building to a motor vehicle repair shop, premises 5501-5513 18th avenue, southeast corner of 55th street (Block 5494, Lot 29), Borough of Brooklyn, was granted by the Board on May 6, 1941, for a term of one year, on certain conditions; and

WHEREAS, the term of variance expired by time limitation; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7i and 21 of the zoning resolution, to permit in residence and business use, C area districts, the reconstruction and maintenance of a building using more than the area permitted and the change of occupancy from auto painting to motor vehicle repair shop, brake testing and wheel alignment, affecting premises 5511 18th avenue, east side, 70 ft. south of 55th street, (Block 5494, Lot 31), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on February 25, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin, and laid over to May 11, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 55th street, 18th avenue and the site are in residence and business use, C area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated January 8, 1947, on N.B. Applic. 2447-46 reads:

"1. Demolishing of existing metal bldg. occupied as auto paint shop and the proposed erection of a bldg. to be occupied as a motor vehicle repair shop, brake testing and wheel alignment within a business and residential districts, violates Art. 2, Sect. 4a-29 and Art. 2, Sect. 3 of the Zoning Resolution.

2. Proposed bldg. occupies more than 60% of lot area in a 'C' district violates Art. 4, sect. 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 110 ft. in depth, on which is located a one story metal building 30 ft. by 50 ft., presently used as auto painting shop; that it is proposed to demolish the existing structure and erect a building to cover the entire lot, one story, 13 ft. 4 in. in height, of Class 3 construction, to be used as a motor vehicle repair shop, brake testing and wheel alignment; and

WHEREAS, the applicant contends that immediately adjoining the site to the north, Lot 23, Block 5494, is a large used car sales lot, which was issued under B.N. 1051-42 for which C.O. 105849 was issued; that on Lot 9, Block 5487, there is a garage for which a C.O. has been issued, to be used for five automobiles only; that Lot 1, Block 5480 is a gasoline service station for which C.O. 111859 was issued; that Lot 40, Block 5493 is an auto repair shop granted by the Board under Cal. 97-30-BZ; that this building was originally a milk distributing station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision i, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated January 8, 1947 on N.B. Applic. 2447-46 be and it hereby is affirmed and that the application be and it hereby is denied.

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117-42-BZ

APPLICANT—Ignatius H. Lanzarone, for Rosario Torino, owner.

SUBJECT—Application reopened April 20, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1433-1435 De Kalb avenue, west side, 275 ft. north of Wilson avenue (Block 3255, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (117-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district for a term of two (2) years, the parking and storage of more than five (5) motor vehicles, premises 1433-1435 DeKalb avenue, west side, 275 ft. north of Wilson avenue (Block 3235, Lot 44), Borough of Brooklyn, was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance, which expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on April 20, 1948, and set for hearing on May 11, 1948 at 10 A. M.; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1948, re B.N. 3022-41, reads:

"Storage and parking of more than 5 motor vehicles in a business use district, is contrary to Art. II, sec. 4, para. 15. Zoning Resolution."

and

WHEREAS, the new owner of record is Rosario Torino.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 14, 1942 only in so far as it has reference to the term of the variance so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, on condition . . . and that other than as herein amended the provisions of the resolution of July 14, 1942 shall be complied with; that a certificate of occupancy shall be obtained."

872-47-BZ

APPLICANT—Stohldrier and Zetsche and Hurley, Gray and Kearney, co-applicants, for Muller Dairies, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in an unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles, located between two intersecting streets on which is located a public park.

PREMISES AFFECTED—518-532 West 126th street, south side, 200 ft. east of Old Broadway and 527-535 West 125th street (Block 1282, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: D. M. Hurley, F. L. Porter, R. Zetsche and W. C. Kleineke.

For Opposition: Wm. Joachim, C. Dianaberg, P. Megali and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (872-47-BZ)

WHEREAS, William C. Stohldrier, for Muller Dairies, Inc., owner, filed October 6, 1947, an application under section 7g of the zoning resolution, to permit in an unrestricted use district, the erection and maintenance of a garage for more than five (5) motor vehicles located between two intersecting streets on which is located entrances to a public park, affecting premises 518-532 West 126th street, south side, 200 ft. east of Old Broadway and 527-535 West 125th street (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 126th street is in residence and unrestricted use, B area, Class 1½ height districts; West 125th street is in an unrestricted use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 23, 1948, re Amend. to Alt. Applic. 1018-47, reads:

"3. Proposed extension to be used as a garage for more than five motor vehicles is contrary to Section 21A Zoning Res. as it is located between two intersecting streets on which is located a public park."

and

WHEREAS, the applicant states that the premises consist of a plot 225 ft. front by 200 ft. in depth (irregular) on which is located a building 99 ft. 11¼ in. front by 100 ft. in depth, facing W. 126th st., two stories 23 ft. in height of Class 3 construction, used as a garage and a building 101 ft. 7¼ in. front by 100 ft. in depth facing W. 125th street, 4 stories 43 ft. in height, used as a milk bottling and distribution plant; that there is also a parking lot for more than five motor vehicles; that there is a 4-story frame structure factory W. 126th St. to be demolished; that it is proposed to erect a new extension directly in rear, on existing parking lot and lot on which tenement is located, 125 ft. 2¼ in. front by 100 ft. 1 in. in depth, 3 stories 30 ft. 7 in. in height, Class 1 construction; that the existing 2-story garage to west of new structure on W. 126th St. will be altered to extent of removing present vehicular ramp to the 2nd floor and converting this area and a large portion of the 2nd floor into office space for the dairy plant; that when completed the three structures will form a single operating unit providing adequate space; and

WHEREAS, the consents of 55%, duly acknowledged, of the owners of the frontage deemed by the Board to be immediately affected by the proposed garage, have been filed; and

WHEREAS, the applicant contends this company at present also maintains an office, garage and loading space at 470 West 128th street, which lease will expire December 31, 1948, and which cannot be renewed as the property has been sold; that it was necessary for the company to acquire additional property to compensate for this loss of space and in order to properly conduct their business; a 2-story garage, parking lot and 4-story frame tenement on West 126th street in rear of their present 125th street plant were acquired by the company at considerable expense;

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that it is proposed to demolish a portion of present milk plant on 125th street, remodeling the front and modernizing the interior throughout; that there exists within this block on West 126th street, a public park which is surrounded by a high wire fence having entrance gates on 129th street which is designated as a play street, restricted against traffic; that there are two exit gates on 126th street; that within this park is at present a small building owned by the City and used as a center for clubs under the supervision of the Manhattanville Neighborhood Center, Inc.; that this building will be abandoned when their new quarters are ready, when the city plans to raze this building; that the new location for the Manhattanville Neighborhood Center will be at 514 West 126th street, which will be a center for clubs and physical games in the gymnasium for those in the vicinity; that the present P.E. Church in the park conducts religious services with no school under the Board of Regents; that in the new addition there will be about 18 cars parked, considerably less than now on present parking lot; that all company trucks will be operated by skilled drivers under constant supervision; that this will be a wholesale plant, closed on Sundays and there will be no cross curb loading as all operations will take place within the building; that there are long standing Health Department violations on the present 125th street plant, which the owners are required to correct by the proposed changes; that the plant will be designed for unloading route trucks from the 126th street side and loading same from 125th street, thus dividing the necessary traffic across sidewalks; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7g of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7g to permit the extension of the garage as proposed and for the use solely by the Muller Dairies, Inc., or their successors in the same line of business and as indicated on plan filed with this application, marked "Received October 6, 1947" (15 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 873-47-A; that the maintenance of the building shall be as represented and no loading or unloading or parking of cars shall be permitted along West 126th street; that curb cuts to West 126th street may be permitted opposite the entrance as shown; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

939-47-BZ

APPLICANT—Lama and Proskauer, for Chesterfield Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to existing stores, using more than the permitted area.

PREMISES AFFECTED—97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Celia Thaw.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (939-47-BZ)

WHEREAS, Lama and Proskauer, for Chesterfield Estates, Inc., owner, filed October 28, 1947, an application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to existing stores using more than the permitted area, affecting premises 97-09 57th avenue and 55-48 97th place, northwest corner (Block 1905, Lot 48), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin, and laid over to May 11, 1948 for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 57th avenue and the site are in an unrestricted use, C area, Class 1 height district; 97th place is in residence and unrestricted use, C area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated October 27, 1947, on Alt. Applic. 2450-47 reads:

"1. The proposed extension to existing stores is contrary to sections 13c and 19e of Zone Resolution as proposed addition exceeds the permissible ground coverage for a C area district."

andn

WHEREAS, the applicant states that the premises consist of a plot, 100.27 ft. frontage by 44.68 ft. in depth, irregular, on which is located a building 84.23 ft. front by 42.85 ft. in depth, irregular, one story, 11 ft. in height, of class 3 construction, presently used as stores, five in number; that it is proposed to extend the existing building by building on the unbuilt portion, measuring 16 ft. by 44.68 ft., one story, 11 ft. in height, of class 3 construction, to be used as an additional store; and

WHEREAS, the applicant contends that the proposed structure has been urged by the Veteran's Housing Project which is directly across the street, occupying blocks 1914, 1915, 1918, 1919 and 1922 and other blocks further south; that this proposed 100% occupancy of the plot can not affect the adjoining properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension in area as proposed and as indicated on plans filed with this application marked "Received October 28, 1947," four sheets, *on condition* that in all other respects, the building and occupancy shall comply with all other laws, rules and regulations applicable thereto; that the partitions between the stores shall comply with the requirements of the building code as to being carried up to the underneath side of the roof boards and properly fire stopped; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1002-47-BZ

APPLICANT—Lama and Proskauer, for Williams Holding, Inc., owner (Long Motor Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by the erection and maintenance of a new building, to be used as a motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment,

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brake testing, auto showroom and offices, using more than the area permitted.

PREMISES AFFECTED—1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue (Block 1477, Lots 32-35), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Lama and A. J. Sparrow

For Opposition: S. M. Rowen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1002-47-BZ)

WHEREAS, Lama and Proskauer, for Williams Holding, Inc., owner; Long Motor Co., lessee, filed November 7, 1947, an application under sections 7c and 21 of the zoning resolution, to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by erection and maintenance of a new building to be used as motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment, brake testing and auto showroom and offices, using more than permitted area, affecting premises 1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue (Block 1477, Lots 32, 33, 34 and 35), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1947, re N.B. 1083-47, reads:

"1. Area of Bldg. exceeds allowable area under sect. 13, Art. IV of Zone Resolution.

2. Demolishing existing Auto Repair shop & erecting new structure to be used for Auto Repairs, Servicing, painting, spraying, welding, lubricating, wheel alignment, brake testing, auto show room and offices in a business zone, is contrary to Art. II, sect. 4 of Zone Resolution."

and

WHEREAS, the district map accompanying the zoning resolution shows that East New York avenue and Pitkin avenue are in a business use C area and Class 1 height district; Howard avenue is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the applicant states that premises consist of a plot 96 ft. 5 in. front by 163 ft. 5¾ in. in depth (irregular) on which is located four 2-story and basement buildings facing Pitkin avenue, all vacant with the exception of basements which are used for minor automobile repairing; that facing E. New York Ave. there are five grease pits and a one-story brick building 20 ft. by 25 ft. used as an automobile repair shop; that it is proposed to demolish all structures and construct a building to occupy entire plot, 1 and 2 stories, 28 ft. in height, Class 3 construction; that the building will be one-story facing Pitkin Ave. and two stories facing East New York Ave. due to difference in grade (13 feet), to be used as an automobile showroom, servicing of cars and motor vehicle repair shop; and

WHEREAS, the applicant contends that in Block 1477, the rear yards abutting East New York avenue of the buildings erected on lots 36, 37 and 38 are also entirely built up; that this proposed use cannot and will not affect the adjoining properties but will, however, improve the area a great deal, as it will remove an eyesore in this area; that Lot 40, Block 1477 is improved with a gasoline service station; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7i as to use and that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c as to use and section 21 as to area, for a term of fifteen years, to permit the erection of the building as proposed and as indicated on plans filed with this application, marked "Received November 7, 1947" (5 sheets) for occupancy by the Long Motor Co. as a sales office and service station for their agency dealing in Chrysler and Plymouth cars, *on condition* that the building shall not be further increased in height or area; that all existing buildings and uses on the premises shall be removed; that there shall be no windows in the lot line walls to the east or west; that the curbs on East New York avenue shall be restored and not over two curb cuts installed, each not exceeding 18 ft. in width, as indicated on plans; that repairing under section 7i and servicing shall be restricted to such repairing and servicing as is necessary in connection with the cars dealt in by the agency and for no others; that such portable fire-fighting appliances shall be maintained throughout the building as the fire commissioner shall direct; that all work requiring permit from the fire department as permitted under this resolution shall be obtained; that no cars shall be stored and no work done outside the building on East New York or Pitkin avenues; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

1052-47-BZ

APPLICANT—Lama and Proskauer, for Winters Building Associates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building using more than the area permitted, to be used as stores and bowling alleys; and with a required exit door larger than permitted from the intersection.

PREMISES AFFECTED—712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 1

Negative 0

THE RESOLUTION (1052-47-BZ)

WHEREAS, Lama and Proskauer, for Winters Bldg. Associates, Inc., owner, filed December 3, 1947 an application under sections 7c, 21 and 7A of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a building using more than the area permitted, to be used as stores and bowling alleys, and with the required exit door larger than permitted from the intersection, affecting premises 712-720 Nereid avenue, southwest corner of Furman avenue (Block 5046, Lot 33), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meet-

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ing, April 27, 1948, after due notice by publication in the Bulletin, and laid over to May 11, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Nereid avenue is in a business use, C area, Class 1 height district; Furman avenue and the site are in residence and business use, C area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated November 28, 1947 on N.B. Applic. 707-47 reads:

"1. Proposed business structure located partly in a Residence Use District and partly in a Business Use District extends into the Residence Use District, which is contrary to Section 3, Zoning Resolution. Reconsideration denied.

2. Occupied area of structure is excessive at curb level as percentage of coverage can be based only on the area of the lot in the Business Use District. Sec. 13 (b) Zoning Resolution.

3. Required exit door on Furman Avenue from Cellar must be 3' 8" in clear width. Same is contrary to Section 7-A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.22 ft. frontage by 154.10 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 100.22 ft. front by 95 ft. in depth, one story, 17 ft. 6 in. in height, of Class 3 construction; that the cellar will be 100.22 ft. front by 131.48 ft. in depth (irregular) and will be used as bowling alleys; that the first floor will be used as stores; and

WHEREAS, the applicant contends that the stores will be located wholly within the business portion of the plot; that the bowling alleys will extend approximately 25 ft. in the residence zone; that the unbuilt portion which will measure approximately 59.10 ft. on Furman avenue by 100 ft. in depth will be suitably landscaped and seeded; that the allowable area of the building is 6,750 sq. ft.; that the proposed building area is 9,500 sq. ft.; that if permitted the building will be in excess 2,750 sq. ft.; that secondary means of exit from the bowling alley will terminate on Furman avenue in the portion zoned as business use district; that directly across the street, Block 5407, Lots 14 and 23 are improved with structures which now exceed the allowable area; that these structures were constructed prior to the amendment to the zoning resolution; that adjoining the plot to the west Block 5406, Lot 26 there is a structure which covers 100% of the area of the plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution, as to extension of use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of use into the residence use district as proposed and as indicated on plans filed with this application marked "Received December 3, 1947," four sheets, and under section 21, as to extension of area, *on condition* that the portion in the residence use district shall be constructed below grade as proposed and as shown and the space above landscaped as proposed; that under section 7A the required exit door to Furman avenue from the cellar may be of the width as shown, namely, one pair of doors of a total width of not over 4 ft. 6 in.; that the type of bowling alley shall be such that the equipment shall be rendered as nearly noiseless as possible; that in all other respects, the building and occupancy shall comply with all

laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten years.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. C. Haus.

For Opposition: E. Cozine and J. Bebin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee

Negative: Chairman Murdock and Commissioner Blum

THE RESOLUTION (102-48-BZ)

WHEREAS, Charles M. Spindler, for Louis E. Seley, owner filed February 9, 1948, an application under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years, affecting premise 3170 to 3180 Atlantic avenue, and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 6, 1948, after due notice by publication in the Bulletin, and laid over to May 11, 1948, for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue is in business and unrestricted use, A and C area Class 1 height districts; Milford street is in residence and business use, C and D area Class 1 height districts; the site is in residence and business use, A area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated January 28, 1948 on N.B. Applic. 1833-47 reads:

"1. Proposed Gasoline Service Station, Auto Washing, Lubrication, Office, and accessory Sales located within partly business and partly residence use district violates Art. II, Sect. 4 (g) Subd. 46 and Sect. Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. 5 1/3 in. frontage by 112 7 1/2 in. in depth, irregular, on which are located a two story frame dwelling, 50 ft. by 20 ft., a one story frame and stucco dwelling 20 ft. by 18 ft., a two story frame dwelling and store, 40 ft. by 25 ft.; a frame shed and an 8 in. cement block wall, all to be demolished; that it is proposed to erect a building 45 ft. front by 28 ft. in depth, one story 13 ft. in height, of Class 3 construction, to be used as gasoline service station, auto washing, lubrication, office and for accessory sales; and

WHEREAS, the applicant contends that Atlantic avenue is a principal traffic artery carrying a heavy volume of traffic and the proposed service station is a necessary adjunct to this traffic; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

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WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent dated January 28, 1948 on N.B. Applic. 1833-47 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

114-48-BZ

APPLICANT—Alden B. MacNeil, for August Mischler, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop.

PREMISES AFFECTED—113-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: A. B. MacNeil.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (114-48-BZ)

WHEREAS, Alden B. MacNeil, for August Mischler, owner, filed February 10, 1948, an application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing public garage and motor vehicle repair shop, affecting premises 113-05 to 113-11 Atlantic avenue, north side, 75.08 ft. west of 114th street (Block 9320, Lots 121 and 124), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin, and laid over to May 11, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue, 114th street and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 6, 1948, re Alt. Applic. 3080-47, reads:

"1. The extension of a public garage and auto repair shop in a residence district is prohibited by Art. II, Sec. 3 of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 125.12 ft. front by 99.16 ft. in depth, on which is located a building 110 ft. 8 in. front by 81 ft. in depth, one story 15 ft. in height of Class 3 construction, presently used as a public garage, gasoline station and motor vehicle repair shop; that it is proposed to extend the building on the westerly portion 14.38 ft. front by 80.50 ft. in depth, one story 15 ft. in height of Class 3 construction as an addition to the present public garage and motor vehicle repair shop; and

WHEREAS, the applicant contends that it was the intention of the owner to construct this extension before the zone change as evidenced by the masonry bond left at the westerly side of present building when it was built; that, however, the change in zone to residence in 1947 caught the owner unawares; that it is earnestly requested this extension be permitted, first, to eliminate the unsightly alley; second, to increase garage storage space in this locality; third, to allow the owner to carry out his intentions formulated when zone would permit such an extension; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, as to extension of use, to permit the additional coverage as proposed and as shown on plans filed with this application marked "Received February 10, 1948," five sheets, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

200-48-BZ

APPLICANT—Kitzler and Nurick, for Billmar Realty Co., Inc., owner (Henrietta Rothenberg, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling to class "A" multiple dwelling and nurse's registry.

PREMISES AFFECTED—309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: S. H. Kitzler, P. Friedman, H. Rothenberg and I. Gottlieb.

For Opposition: Norman Salit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (200-48-BZ)

WHEREAS, Kitzler & Nurick, for Billmar Realty Co., Inc., owner, (Henrietta Rothenberg, lessee), filed March 9, 1948, an application under sections 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling, to class "A" multiple dwelling and nurses' registry, affecting premises 309-319 St. Johns place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin, and laid over to May 11, 1948, for inspection by a committee of the Board, and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Underhill avenue, St. Johns place and the site are in a residence use, B area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated March 1, 1948 on Alt. Applic. 387-48 reads:

"1. Proposed nurses registry in a Residential Use District is contrary to Article 2, Section 3, subdiv. 9, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 174 ft. 7 in. in depth, on which is located a building 100 ft. frontage by 141 ft. 4 in. in depth, six stories, 64 ft. in height, of Class 3 construction, presently used as a class A multiple dwelling; that it is proposed to use an apartment on the 2nd floor for living quarters and a nurses registry; that the existing dining room will have a desk, a typewriter desk and a file with

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telephone facility; that the balance of apartment will be used as living quarters; and

WHEREAS, the applicant contends that there are many hardships which make it practically impossible to locate this particular business in a business building; that the nature of the business and the clientele it serves requires that someone be on call 24 hours a day; that it is a well known fact that more emergency calls for doctors and nurses are made during the night than during the day; that it is therefore important and necessary that the lessee be available for emergency night calls under which circumstances it would be impossible to maintain such service in an office in a business building because such buildings are usually closed and are never heated during the night; that the lessee could not possibly be in attendance in such a building in order to maintain 24 hour service; that in connection with the registry now conducted nurses do not congregate at any time within the apartment nor do they come and go even for short intervals; that on the average of about once in two weeks, a nurse might call in order to fill out an application for registration and a personal interview; that all requests for nurses by patients, hospitals, or doctors are made by telephone and all nurses are placed either by phone or telegraph; that because of this fact, this particular type of agency cannot be put into the same class as a regular employment agency; that the Nurses' Registry maintains a small sign about 5 inches high by about 12 inches wide which is less than half the size of a sign permitted for home occupations; that only the lettering, "Alba Registry for Nurses" appears thereon and is exactly similar in size, color and lettering as the sign of a doctor on the opposite side of the entrance to the building; and

WHEREAS, applicant further states that no signs will be displayed to give building a commercial aspect; that the Nurses' Registry will be confined to the interior of one of the second floor apartments, so that it will be neither seen nor heard in the building or neighborhood; that the proposed limited and temporary nature of use to September 30, 1949, gives further assurance that the proposed use will not adversely affect anyone in the neighborhood; that a grant for a temporary period (to coincide with duration of lease) would be substantial justice because of present shortage of apartments in any district, much less a business district; that, however, a sincere effort will be made to obtain adequate living quarters in a district where the nurse's registry will be a conforming use under the Zoning Resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of one (1) year, *on condition* that there shall be no equipment installed within the apartment and no sign displayed on the apartment windows or on the front of the building; that any existing signs shall be removed; that no further application for extension of this use shall be made; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

328-48-BZ

APPLICANT—Abal, Inc., lessee, for Estate of Mary Devine and C. Gray Farrell (executors), owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—300 to 302 Jay street, west side, 125 ft. south of Tillary street (Block 129, Lots 22 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: F. B. Gass and A. Langang.

For Opposition: E. P. Lorfant.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (328-48-BZ)

WHEREAS, Abal, Inc., for Estate of Mary Devine and C. Gray Farrell, owner; Abal, Inc., lessee, filed April 9, 1948, an appeal under section 7h of the zoning resolution, to permit in a business use district the parking and storage of more than five (5) motor vehicles, for a term of years, affecting premises 300-302 Jay street, west side, 125 ft. south of Tillary street (Block 129, Lots 22 and 23), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Tillary street is in business and unrestricted use, B area and Class 2 height districts; Jay street and the site are in a business use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1948, re Alt. Applic. 838-48, reads:

"1. Parking lot and storage for more than 5 motor vehicles in a business use district is contrary to Art. II, Sect. 14(a) 15 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 82.9 ft. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that this site is in one of the key problem areas of Brooklyn, as far as traffic congestion caused by street parking is concerned; that the granting of this variance would not cause any interference with the free flow of traffic on Jay street, as it is a very wide thoroughfare; that it will aid the free flow of traffic on that street for parking accommodation will be available for those cars which now park on either side of Jay street; that it would also aid the commercial trucks in their deliveries on Jay street, as they would be able to park at the curb instead of using the present method of double parking; that the proposed curb cut for ingress and egress would not create any undue risks for either vehicular or pedestrian traffic as the west side of Jay street in this area is not a much traveled thoroughfare for pedestrians; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of two years, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of Jay street and shall be surfaced with steam cinders, clean gravel or other suitable material rolled and treated with a binder and graded to provide surface drainage; that on the interior and rear lot lines there shall be erected a woven wire fence of the chain link anchor post type not less than 6 feet in height and a similar fence erected on the street building line except for one exit and entrance not over 15 feet in width with curb cut opposite of similar width; that proper bumpers shall be maintained at all points for protection from

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cars to adjoining property; that during the term of the variance the premises shall be occupied for no other use and no building shall be erected thereon, except there may be erected near the entrance of the lot a building for office and shelter for the attendant, provided it does not exceed one story in height and 100 sq. ft. in area, which may be of frame construction; that signs shall be restricted to one sign, advertising only the use of premises for parking and storage and such information as the Commissioner of Licenses may require; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

294-48-A

APPLICANT—Hazeltime Electronics Corporation, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

APPEARANCES—

For Applicant: F. Robinson, J. B. Dow, J. J. Foley, C. D. Martin and L. A. Bassett.

For Opposition: A. Margolin, H. Lavikoff and G. Sapan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, Ed. Hoffman, Park Dep't and S. Keating, Dep't of Commerce.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A. M. for inspection by a committee of the Board and decision by the Board without further argument.

873-47-A

APPLICANT—Stohldrier and Zetsche and Hurley, Gray and Kearney, for Muller Dairies, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—518-532 West 126th street and 527-535 West 125th street, north side, 246 ft. east of Old Broadway (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: D. M. Hurley, F. L. Porter, R. Zetsche and W. Kleineke.

For Opposition: Wm. Joachim, C. Dianaberg, P. Megali and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (873-47-A)

WHEREAS, Stohldrier & Zetsche and Hurley, Gray and Kearney, for Muller Dairies, Inc., owner, filed October 6, 1947, an appeal from a decision of the borough superintendent, affecting premises 518-532 West 126th street and 527-535 West 125th street, north side, 246 ft. east of Old Broadway (Block 1982, Lots 10, 38, 39, 42 and 43), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1947, on amendment to Alt. Applic. 1018-47 reads:

"2. Records show structure at 527 W. 125th St. (3 stories) nonfireproof and 2 story structure at 528-34

W. 126th St. nonfireproof. New fireproof extension to be used for garage purposes makes the entire structure one building—building to be of fireproof construction throughout as it exceeds the permissible height limit. Sec. 4.2.1 Code."

and

WHEREAS, the applicant states that the building as proposed will be 225 ft. front on 126th street and 101 ft. front on 125th street, two and three stories, 51 ft. 4 in. in height, of Class 3 construction, located in an unrestricted use, B area, Class 1½ height district, equipped with standpipe system, used and occupied: Cellar, boilerroom, compressor, storage and cooler, 4 persons; 1st floor, loading, cooler room, unloading and garage, 14 persons; 2nd floor, bottle washing and filling room, offices, 28 persons; 3rd floor, processing, storage, 6 persons; and

WHEREAS, the existing buildings were erected in 1904 (125th street) and 1928 (126th street); and

WHEREAS, the applicant contends that it is proposed to demolish the three stories of the front wing of the 125th street building, which is of nonfireproof construction and to erect a one-story and part two-story fireproof extension, the first floor of which will be used as a loading platform and cooler room, while the new extension above the first floor will be milk storage tank room; that the remaining portion of the existing structure is constructed of brick walls, concrete floors supported on steel beams, which will be fireproofed upon completion of the alteration; that the cast iron columns throughout the building are exposed; that the present roof is constructed of wood joists on steel girders or masonry walls; the girders and wood joists are protected with a fire-retarded ceiling; that in the rear of the 125th street building, facing on 126th street on a site 100 ft. by 125 ft. in area, it is proposed to erect a two-story fireproof addition, 31 ft. 4 in. high, to be used on the first floor for unloading of return trucks, for garage owners' trucks and for can washing; that the second floor will be used for bottling, washing room, bottle filling room and storage; that the present two-story garage on 125th street to the west of proposed addition is constructed of 12 in. brick walls and concrete floors on steel beams and columns which are fireproofed; that the roof is constructed of steel girders and wood joists protected with a fire-retarded ceiling; that in the existing garage it is proposed to remove the ramp from second floor and to convert the second floor to office, including toilet facilities, laboratory and masonry partitions to subdivide the area into various offices; that the first floor will be maintained as garage for the company's vehicles; that when the alteration is completed the three structures will form a single operating unit divided by fire walls of 12 in. brick with openings between same protected with 3-hour assemblies; that the major portion of the existing buildings is already fireproof with the exception of the roof construction, which is fire-retarded; that all areas on the first floor where access for vehicles or storage of vehicles is provided will be constructed fireproof in the existing buildings and in the proposed addition; that no vehicles will be stored above the 1st floor; and

WHEREAS, the applicant contends that to fireproof the existing structure as required would create a hardship as it will require a new roof and structural changes which would compel a complete shut-down of the plant; that the plant processes 160,000 quarts of milk a day for distribution in the Metropolitan area; that the process is wet and therefore the building is generally in a wet condition; that there is no smoking permitted on the premises; that the plant is operated twenty-four hours a day except on Sundays, when a watchman is on constant duty; that the proposed alteration will improve conditions in the existing buildings; that the elimination of storage for motor vehicles on the second floor of the existing 125th street building will minimize the fire hazard in this area.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1018-47, objection 2, be and it hereby is granted on condition that fire doors shall be installed as

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indicated on plans filed with this appeal, marked "Received October 6, 1947" (5 sheets) at all openings on all floors between the proposed garage building and the existing buildings occupied by the same company; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 872-47-BZ.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

422-47-SA

APPLICANT—The Liquid Carbonic Corp., owner.

SUBJECT—Liquiflow CO₂ Receiver, approval of.

APPEARANCES—

For Applicant: William R. Distasio.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (422-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 27, 1948.

Re: Cal. 422-47-SA.

Subject: Liquiflow CO₂ Receiver,
Approval of.

The Liquid Carbonic Corp. filed on May 7, 1947 an application with the Board of Standards and Appeals for approval of Liquiflow CO₂ Receiver under the provisions of C19-94.0 Administrative Code.

Description

This appliance is used primarily in the soft drink industry to receive Carbon Dioxide in solid form and to store the same at a pressure of not over 300 lbs. per sq. in. and to liquefy and vaporize the solid carbon dioxide through the application of either steam or electric heat so that gaseous carbon dioxide may be obtained for use in carbonation of soft beverage.

The main part of this Liquiflow Receiver and Converter consists of a welded tank manufactured in accordance with the ASME (American Society of Mechanical Engineers) Code for unfired pressure vessels (Paragraph U.69 of said ASME Code). The tank is made of firebox steel, 70,000 pounds per square inch tensile strength with a joint efficiency of 80%. Each liquiflow tank is constructed for a pressure of 325 pounds per square inch with a safety factor of 5, and is hydrostatically tested at 650 pounds per square inch in the presence of a certified steamboiler inspector.

The tanks are insulated with cork board or equivalent commercial low temperature insulation and are refrigerated by means of a Freon air cooled refrigeration unit.

In the event of compressor failure, a raise in pressure is prevented by the automatic operation of a safety valve set for a pressure of 325 pounds per square inch. The appliance is further protected by a frangible disc made to rupture at a pressure of 400 pounds per square inch. The safety valve is designed according to the ASME Code requirements. Tanks are also equipped with pressure gauges and liquid level indicators and also a visible and audible alarm system to indicate other than normal operating conditions.

As the withdrawal of carbon dioxide gas will reduce the pressure and temperature of the liquid carbon dioxide, it is necessary to supply heat while gas is being withdrawn. This is done automatically with

either an electric or steam heating apparatus equipped with over temperature heating cutouts.

The converter is loaded with 80 blocks of dry ice in the form of 10" cubes and weighing approx. 50 lbs. each, thus making a change of approx. 4000 lb. Ice is usually delivered by truck and transferred by hand from loading platform over control cabinet to top manway of pressure vessel. Manway cover is now returned to closed position and securely sealed with gasket and screw clamp. Manually operated steam valve is now opened and steam at approx. 10 P.S.I.G. is applied to chamber at bottom of vessel. Steam is condensed upon transferring heat to the cold converter and drained to sewer. Steam is required for several hours to liquefy the ice and a vapor pressure is built up in the tank. When this pressure reaches approx. 280 P.S.I.G. a pressure switch closes the electric steam valve and liquefying part of cycle is completed.

In a soft drink plant, the bottler gradually removes the CO₂ vapor through pipe line for the purpose of carbonating water. As the vapor is withdrawn, the pressure in the vessel gradually drops and when it reaches approx. 270 p.s.i.g. above-mentioned switch closes and steam is again applied to unit until pressure is built up to 280 and switch opens to close off steam supply. This procedure is repeated until liquid is consumed and vapor pressure drops off in spite of applying steam. Unit must then be re-iced as mentioned above.

When bottler is not in operation, the pressure will gradually increase as heat is transferred from atmosphere through insulated tank to liquid. Cork insulation of approx. 6" (or substitute) is covered around tank to reduce this heat transfer during idle time. When the vapor pressure reaches approx. 300 P.S.I.G., a second pressure switch is closed, thus starting a small Freon air cooled condensing unit for refrigerating tank. Evaporator coils are located in upper part of vessel. After several hours of operation, tank pressure will be reduced and when it drops to approx. 295 p.s.i.g. pressure switch will open and refrigeration stops. Refrigerating cycle will continue on and off indefinitely to hold liquid charge in vessel.

In the event of a failure in the refrigerating unit, pressure in tank will continue to increase until the popping point of safety valve at 325 p.s.i.g. is reached. Valve will continue to blow until pressure is reduced approx. 15 p.s.i.g. when it will snap closed. There will be a warning in event of refrigeration failure by the operation of a red signal light and an electrical horn. Both will operate when pressure reaches 320 p.s.i.g. and will continue until pressure is reduced to 300 p.s.i.g. through a third pressure switch. An amber light and horn will also operate in the event pressure is reduced to 175 p.s.i.g. until pressure is increased to 195 p.s.i.g. This operation is also automatic through a fourth pressure switch. During "normal operating pressures" between 195 p.s.i.g. and 300 p.s.i.g. a green signal light is on. In the event of failure of A.S.M.E. safety valve to reduce pressure, a B. S. & B. safety disc of 1" size will release the entire charge when pressure reaches 400 p.s.i.g. As an alternative to the steam heating described above electrical resistance heaters may be used and automatically controlled through a pressure switch as in steam heating.

To eliminate blowing of bleeder valve into the room, this valve is eliminated as is also the small globe valve shown on drawing as part of this record.

To provide for the discharge of carbon dioxide vapor in the event of the operation of the safety valve or safety head these safety units will be piped from the discharge side of the 1-inch safety valve and the 1½ inch safety head to discharge either through the roof of the place where installed or through a wall to the outer air. The entire vapor contents of the tank can be discharged to the atmosphere (outer air) through a pipe line by manually operating a globe valve.

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Inspection and Test

Inspection and test of this apparatus was made by the Committee on Test at 435 W. 54th Street. Present at this test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test; James E. Malone, representing Canada Dry and Wm. R. DiStasio of Satterlee, Warfield & Stephen, attorneys for applicant and F. C. Seifeldt, representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Liquiflow CO₂ Receiver for use in New York City, when installed in accordance with this report and with the drawings submitted as part hereof known as Drawings SE-90 and SE-91 as amended and the diagrammatic layout drawing SE-125, provided all refrigerating equipment comply with the requirements of C19-2.0, C19-96.0 to C19-107.0 Administrative Code, and that the appliance bears a label permanently affixed to the receiver tank, reading "Approved by the Board of Standards and Appeals for Use in New York City, under Cal. #422-47-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

612-47-SM

APPLICANT—Ellsworth and Feuerstein, d/b/a Brytenu Chemical Manufacturing Co., owner.

SUBJECT—Resistall (fire-resistant) Flat Paint, approval of.

APPEARANCES—

For Applicant: Mr. Ellsworth.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (612-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 15, 1948.

Re: Cal. 612-47-SM.

Subject: Resistall (fire-resistant)
Flat Paint.

Brytenu Chemical Manufacturing Co., Ellsworth and Feuerstein, owners, filed on June 19, 1947 an application with the Board of Standards and Appeals for approval of Resistall (fire-resistant) Flat Paint, under the provisions of C19-161.1, Administrative Code, C26-191.0 Administrative Building Code and Rule 1.6 of the Rules of the Board of Standards and Appeals on Uses of Insulating Fibre Board.

Description

This material is a compound of chlorinated solids, alkyd synthetic resins, germicide and earth pigments thinned with mineral spirits or recognized thinners. It is applied by brush or spray to wood, acoustical insulation board and other combustible building material

covering, approximately 400 sq. ft. to the gallon for one coat and is applied in two coats or a minimum of 300 sq. ft. to the gallon. The applicant contends that the material is resistant to fire, moisture, weather, salt air and mold.

Inspection and Test

This material was inspected and tested at Columbia University March 24, 1948. Present at the test were Chief Engineer L. V. Huber and J. A. Darts of the Committee on Test; J. J. Ellsworth, J. W. Merino and Dr. P. Del Canto, represented the applicant, and Prof. E. P. Ingalls and assistants of Columbia University.

This material was subjected to a 20 minute fire test upon a ceiling panel covered with Armstrong cork acoustic tile, surface treated with "Resistall." The test procedure was in accordance with fire test requirements of Federal specifications for Acoustical Units Prefabricated, designated SS-A-118 Sec. F-2c (2) which covers slow burning and combustible material. The Resistall was applied to the tiles in two coats at intervals of five days. All specimens were treated individually on the finished surfaces, bevels and four lateral edges. None of the tiles was treated on the back surface; after treatment tiles were allowed to dry at room temperature (70° to 80° F.) and atmospheric humidity for four days after which second coat was applied and tiles allowed to dry one day before being attached to test panel.

A full report of the test is filed with this application and is part of the record.

The result of the test indicated that all material was essentially intact at the end of the test. At no time did the yellow flaming extend over an area greater than a circle 16 inches in diameter. The flame persisted for 27 seconds after the exposure flame was shut off. Final glow persisted for 8 seconds after the yellow flaming ceased. An examination of the panel in which the charred material was removed yielded the following information:

Severely charred and disintegrated over an area 10 inches in diameter, slightly charred over area 15½ inches in diameter. Discolored (black) over area 19½ inches diameter. Discolored (light brown) over area 30 inches in diameter. Burned through to backing over area 3½ inches in diameter. A further test was made by the Committee as to resistance to moisture and water. It was determined that the surfaces treated were washable.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends that Resistall (fire resistant) flat paint as made by the applicant, be approved under C26-191.0a for voluntary use as a flame-resisting coating for use with acoustical cork tile or tile of other combustible material, when treated at the factory or in the field by spraying or brushing with Resistall, as specified herein, to be used on ceilings only and in classes of construction as follows:

Class of Construction	Ceiling of Area Sq. Ft.
1	5000#
2	5000#
3	6000
4	No limit
5	6000
6	6000

In school buildings where the ceiling is 20 ft. clear above the floor, these areas may be increased 50%.

All packages or containers of this material shall bear a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #612-47-SA."

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It is further recommended that all tiles treated with this material shall be backed with an incombustible backing.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

236-48-SA

APPLICANT—Diesel Oil Burner Corp. of N. Y., owner.

SUBJECT—Diesel-American Oil or Coal Burning Unit, Models 208, 223, 243, 303 and 363, approval of.

APPEARANCES—

For Applicant: Jack Berger.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (236-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 19, 1948.

Re: Cal. 236-48-SA.

Subject: Diesel-American Oil or Coal Burning Units, Models 208, 223, 243, 303 and 363, Approval of.

Diesel Oil Burner Corp. of New York filed March 12, 1948, an application with the Board of Standards and Appeals for approval of the Diesel American Oil or Coal Burning Unit, Models 208, 223, 243, 303 and 363 under the provisions of C19-57 Administrative Code and the Oil Burner Rules of the Board.

Description

This unit is a steel tubeless boiler for residential homes, suitable for either steam, hot air, or hot water and can be fueled by either coal or oil, but so arranged that they cannot be operated simultaneously. The operation is similar to that of the conventional types of coal burning or oil burning boilers.

These units are a combination of oil fired and coal fired furnaces housed in a single steel casing. The casing has a full-sized door opening for servicing and cleaning. The furnace for the coal-fired side is made up of either a square or a round furnace, where the oil-fired is of square construction.

The coal-fired side is of the conventional type, having grey cast-iron grates, fire door with air regulator and cast-iron ash pit door with a butterfly damper. The boiler is constructed of $\frac{1}{4}$ " plate steel with $\frac{3}{4}$ " stay bolts.

The oil burner furnace is of similar construction as the coal fired, except that the combustion chamber is precast, built of refractory material. Mounted on the oil burner furnace is a Dao-Diesel American Oil Burner, similar to the Diesel American Oil Burner approved by the Board under Cal. 6-37-SA. The present burner consists of the following parts: Gray cast iron housing and manifold. The motor is an Ohio $\frac{1}{8}$ H.P. 110 volts, 60 cycles, 1750 r.p.m. The fan is a Torrington or Janulto drawn aluminum. The pump

unit is a Tuthill or equal and the ignitors are Dielectric. The controls consist of Minneapolis Honeywell, Stack switch, lower water cut-off, Aquastat and Pressuretrol.

Separating the two furnaces is a manually operated damper so as to prevent the operation of both parts at the same time. This damper is attached to an electric switch. When the damper is opened for coal operation the switch automatically cuts the current to the oil burner, thereby leaving it inoperable. To start the oil burner, the damper from the coal compartment must be shut. An aerostat is provided in the coal running portion of the furnace so that the oil burner cannot operate until the coal burning portion is without heat. This condition, therefore, makes it impossible for both units to operate at the same time. The model numbers mentioned above refer to grate area only.

Inspection and Test

This device was inspected and tested April 6, 1948 at 105-20 New York Boulevard, Jamaica, N. Y. Present at the test were Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division, for the Committee on Test; and Mr. J. Berger and Mr. F. Shapiro representing the applicant. Repeated tests of the damper proved conclusively that the oil and coal fired unit could not operate simultaneously and when the damper was opened for coal fired operation, the oil burner was automatically cut off.

The oil burner was inspected for CO₂ content of the flue gases and was found to be 10% at a stack temperature of 450° F. An examination of details of the assembly indicates that replacement parts are interchangeable and the burners function properly within their operating range.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Diesel American Oil or Coal Burning Units, Models 208, 223, 243, 303 and 363 under the provisions of C19-57 Administrative Code, when installed in accordance with this report, the Oil Burner Rules of the Board of Standards and Appeals and Article 11 of the Administrative Building Code.

The Committee further recommends that each unit bear a label permanently affixed, reading "Approved for use in New York City by the Board of Standards and Appeals under Cal. 236-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

257-48-SM

APPLICANT—Emanuel M. Glick, for Metal Tile Products, Inc., owner.

SUBJECT—Hastings Alunitile (Wall Tile), approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee
Negative

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THE RESOLUTION (257-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 13, 1948.

Re: Cal. 257-48-SM.

Subject: Hastings Alumitile (Wall Tile),
approval of.

Metal Tile Products, Inc., filed on March 24, 1948 an application with the Board of Standards and Appeals for approval of the Hastings Alumitile (Wall Tile) under the provisions of C26-178.0.b of the Administrative Building Code.

Description

These tiles are made in various sizes, 5" x 5", 5" x 10", 10" x 10", strip tile $\frac{5}{8}$ " x 5", $\frac{5}{8}$ " x 10", cap tile $2\frac{1}{2}$ " x 5", $2\frac{1}{2}$ " x 10", and base tile coved and outside corners. They are of aluminum with baked enamel finish in various colors. They are installed by cementing to the wall with Armstrong Cork F-1402 cement. Holes are cut with a carbonumdrum disc for installation of pipes.

Inspection and Test

These tiles were inspected and tested at 80 Westchester Ave., White Plains. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and E. M. Glick, representing the applicant. A partition of hollow gypsum block had been erected and the tiles were fastened with adhesive to this partition attaining a strong hold. Reports of production control tests have been filed by the applicant and are a part of this record.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Hastings Alumitile (Wall Tile) for use in class 3, 4, 5 and 6 construction and in class 1 and 2 construction when backed by incombustible material and when installed in accordance with this report. The committee further recommends that where openings are required for pipes, the holes cut shall be reamed out and that each box of the tile shall bear a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 257-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 1:25 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 11, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

1051-47-A

APPLICANT—Elias K. Herzog, for J. & V. Iron Works, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—825 East 140th street, north side, 287.81 ft. east of Southern boulevard (shed); (Block 2592, Lots 64 and 67), Borough of The Bronx.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1051-47-A)

WHEREAS, Elias K. Herzog, for J. & V. Iron Works, Inc., owner, filed December 11, 1947, an appeal from a decision of the borough superintendent, affecting premises 825 East 140th street, north side, 287.81 ft. east of Southern boulevard (Block 2592, Lots 64 and 67), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated November 25, 1947 on amendment to Alt. Applic. 655-47 reads:

"3. Provide proper enclosure walls. Sec. 8.4.1.10.

4. Show compliance with Sec. 270 (2) Labor Law for existing shed and new extension.

6. Show compliance with Sec. 4.2.1 (a) for total area of building."

and

WHEREAS, the applicant states that the building is one story, 15 ft. and 22 ft. in height, 125 ft. by 100 ft. in area, of Class 3 construction, erected in 1922, located in an unrestricted use A area Class 2 height district, and used and occupied as a steel and iron shop—15 persons; that no change in use or occupancy is proposed; and

WHEREAS, plans filed with this appeal indicate that the plot is 125 ft. by 100 ft. in area, presently occupied by a one story brick shop and a shed enclosed by a steel fence with steel sliding doors, approximately 10 ft. in height and it is proposed to erect two additional shed extensions so as to occupy the entire premises; and

WHEREAS, Violation C1804 was issued July 7, 1947 for erecting an addition to the open shed without obtaining a permit and for erecting structural steel beams and columns without obtaining a permit; and

WHEREAS, the applicant contends that the main structure consists of a one story brick building; that the yard or open space is provided with a crane and is used for the storage of steel beams; that when the present owner acquired the premises in 1940 the portion of the main shed indicated on plans as existing was existing and is recorded as existing before 1930 on the tax map; that no violation was pending when the premises were purchased; that the rear part of the portion marked "new" is already extended and the south front portion is intended to be extended; that the entire roof shed is used for the protection of stored materials against the elements; that the roof is supported on iron columns approximately 5 ft. from the lot line and is covered with approved fire-retarding material and for further protection against fire, it is proposed to cover the entire ceiling with 26 gauge metal; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

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174-48-A

APPLICANT—Robert E. Dineen, Superintendent of Insurance of the State of New York as Liquidator of Lawyers Title and Guaranty Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—160-164 Broadway, east side, 76 ft. 7 3/5 in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11 5/8 in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8 1/4 in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: John S. R. Nee and Allen M. Judelson.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert, and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (174-48-A)

WHEREAS, Robert E. Dineen, Superintendent of Insurance of the State of New York, as Liquidator of Lawyers Title and Guaranty Company, owner, filed February 25, 1948, an appeal from an order of the fire commissioner, affecting premises 160-164 Broadway, east side, 76 ft. 7 3/5 in. south of Maiden lane; 6 Maiden lane, south side, 110 ft. 11 5/8 in. east of Broadway and 4-6 Liberty place, west side, 54 ft. 8 1/4 in. south of Maiden lane (Block 64, Lot 15), Borough of Manhattan; and

WHEREAS, Order 40734-LF issued by the fire commissioner January 14, 1947 reads:

"1. Replace missing iron shutters at all openings in the exterior wall above the 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof, or other approved protection. (North side of court) Section 491a-2.2.0 Adm. Code.

OR

Comply with the Resolution of the Board of Standards and Appeals, Cal. 461-27-A which states that appeal is hereby granted on condition that there be no manufacturing of any nature or description conducted in any part of the premises, etc. . . .

Now 10 persons are employed manufacturing jewelry and clothes in Maiden Lane building."

and

WHEREAS, the decision of the fire commissioner dated January 29, 1948 reads:

"In reply to your letter in reference to exposure window protection required by Order 40734LF, you are advised that reconsideration cannot be granted as the resolution of the Board of Standards and Appeals Calendar 461-27-A required that no manufacturing be conducted in any part of the effected premises. Our inspections show an average of 10 persons at factory work in the Maiden Lane building."

and

WHEREAS, the applicant states that 160-4 Broadway is 16 stories, 228 ft. in height, 58 ft. 10 9/16 in. by 141 ft. 5 3/4 in. irregular in area, of fireproof construction, erected in 1907, located in a business and unrestricted use B area Class 2 1/2 height district, and used and occupied since 1907 as an office building with a maximum occupancy of 44 persons per floor; that the building is equipped with a standpipe system one interior stairs 3 ft. 6 in. wide, of fireproof construction from roof to street and two fire escapes, one located in the court common with 170 Broadway and the other on the east wall connecting with the rear of 6 Maiden lane at 2nd floor level; that 6 Maiden

lane is 10 stories, 128 ft. in height, of fireproof construction, erected in 1907, 21 ft. 1/2 in. by 88 ft. 8 in. irregular in area, in an unrestricted use B area Class 2 1/2 height district, and used and occupied since 1907 as follows: cellar, storage; basement, storage; 1st floor, store, 10 persons; 1st mezzanine, store and shop, 14 persons; 2nd floor, office, 11 persons; 2nd floor mezzanine, showroom, 2 persons; 3rd floor, showroom, 2 persons; 4th floor, sales room and tailors, 4 persons; 5th floor, offices and watch repairing, 6 persons; 6th floor, offices and repairing, 10 persons; 7th floor, office, 8 persons; 8th floor, offices and watch repairing, 12 persons; 9th floor, motor room, 1 person; that the building is equipped with a standpipe system, one interior stair, 3 ft. 5 in. wide, from roof to street and one fire escape at rear wall of 6 Maiden lane above the 2nd floor, leading to roof by stair with egress from its lower termination through 160 Broadway and by passageway through to Liberty street; that 4-6 Liberty street is 12 stories, 142 ft. in height, 50 ft. 1 1/4 in. by 79 ft. 5 1/2 in. irregular in area, of fireproof construction, erected in 1920, located in an unrestricted and business use B area Class 2 1/2 height district, and used and occupied since 1920 as an office building with a maximum occupancy of 42 persons per floor; that the building is equipped with a standpipe system, one interior stairs of fireproof construction from roof to street and one fire tower; and

WHEREAS, the applicant contends that all three buildings which are the subject of this appeal have substantially the same occupancy and the same types of business as existed in 1927 when the Board acted under Cal. 461-27-A; that the building at 170 Broadway which faces the interior court of 160 Broadway and upon which court the windows affected by the order open is a modern fireproof office building and that all these buildings have ample means of egress in the event of fire; that the glass in the windows of the building in question facing upon the court is plate glass having a thickness of approximately 3/16 in. or over; that the easterly side of the interior court is in excess of 42 ft. from the most westerly wall of 6 Maiden lane; that the glass in the windows in the northerly and westerly sides of 4-6 Liberty place is polished wire glass; that there are no windows in the southerly wall; that the glass in the easterly, westerly and southerly sides of 6 Maiden lane is polished wire glass; that the windows in the northerly wall on the front of building is 3/16 in. thick plate glass; that the frames of all the windows of all the buildings affected by the order are fireproof; that there are two fire extinguishers maintained on each floor throughout the building; that the use of the building is not such as to create any inherent fire risk; that the cost of complying with the order of the fire commissioner would be \$10,700; that all of the three buildings in question are operated independently; that in view of the numerous means of egress provided and particularly in view of the fact that 6 Maiden lane, which contains some light manufacturing, is at least 50 ft. from the interior court upon which the windows affected open and for the further reason that a portion of a modern fireproof office building is erected between the building in which the light manufacturing is carried on and the interior court, the width of which is at least 42 ft. 10 3/4 in., it is felt that the expenditure is unnecessary and will not materially add to the safety of the occupants of the building; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner as to Order #40734-LF objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the resolution adopted October 4, 1927, under Cal. 461-27-A shall be complied with and that the incidental factory work shall be restricted to the Maiden lane portion of the building as proposed and as indicated on plans filed with this appeal, marked "Received February 25, 1948" (7 sheets); and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

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213-48-A

APPLICANT—Simeon Heller, for Sherman & Co., owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—36-07 to 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (Block 4971, Lots 16 and 18), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and Monroe Sherman.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (213-48-A)

WHEREAS, Simeon Heller, for Sherman & Company, owner, filed March 9, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 36-07 to 36-09 Prince street, east side, 129.35 ft. south of Northern boulevard (Block 4971, Lots 16 and 18), Flushing, Borough of Queens; and

WHEREAS, Order #21791-LF, issued by the Fire Commissioner February 27, 1948:

"1. Arrange doors in wire mesh partition at rear exit so same can be opened from both sides on 1st story. Sec. 272 of Labor Law.

2. Arrange the doors in the partition which separate the floor area on 1st story so that same will be double swinging as per Section 271 of the Labor Law.

4. Arrange bars on windows on 1st story so as to be readily movable or removable from both sides in such manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Section 272 of the Labor Law."

and
WHEREAS, the applicant states the building is one story, 5 ft. in height, 63 ft. by 99.94 ft. irregular in area, Class 3 construction, located on a lot 75.79 ft. by 190 ft. in area, in a business use, B area, Class 1 height district, erected in 1937 and used and occupied since 1946 for light manufacturing (rolling and plating of precious metals) and offices, 10 persons, for which Certificate of Occupancy Q37094 was issued December 6, 1946, upon completion of the work under Alt. Applic. 1942-46, permitting the use of the first floor as factory and auto showroom with an occupancy of 10 persons, the type of manufacturing to be limited to any factory use not prohibited by Art. 2, Sect. 4 of the Zoning Resolution; and

WHEREAS, the applicant contends as to Objection 1 that there are two doors through the wire mesh partition to the rear exit which is the public entrance to the building; that these doors and the wire mesh partition were installed to control people entering the building, as large amounts of precious metals are used in the manufacturing process; that the doors in this wire mesh partition open from both sides; that it will be impossible to control visitors; therefore it is requested the Board permit the continuance of the doors with locks on the inside so as to maintain security of the building; and

WHEREAS, the applicant contends as to objection 2, that the door in the partition between the front and rear portion swings in the direction of the nearest exit and as precious metals are worked in the rear half, this door is usually kept locked from the rear side; that it is therefore requested the Board permit the maintenance of this door without requiring it to swing in both directions; that the front half of the building has an exit door at the northwest corner and two large overhead garage doors which can be used as emergency exits; and

WHEREAS, the applicant contends as to objection 4, the windows on the east and south are lot line windows, fireproof, self-closing; that bars were installed in these windows to prevent entrance of trespassers and thieves.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Fire Commissioner as to Order #21791-LF, objections 1, 2 and 4, and that the appeal be and it hereby is granted on condition that any doors to Prince street and to the driveway leading to Prince Street at the north shall remain readily openable from the inside at all times; that the door to the rear may be locked, provided it is so arranged as to be readily openable from the inside to permit exit; that there shall be an additional door in the cross steel partition and such door and the existing door shall be made double-acting so as to be openable from both sides of the partition; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy for the present use shall be obtained.

214-48-A

APPLICANT—A. H. Salkowitz, for Lawrence Harding Co., Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—186-28 Peck avenue, 53-20 to 53-24 187th street, southeast corner and 53-25 to 53-35 187th street, northeast corner of Peck avenue (Block 5656, Lots 6, 9, 11 and 13 and Block 5658, Lots 1, 13 and 14), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (214-48-A)

WHEREAS, A. H. Salkowitz, for Lawrence Harding Co., Inc., owner, filed March 11, 1948, an appeal from decisions of the borough superintendent, affecting premises 186-28 Peck avenue, 53-20 to 53-24 187th street, southeast corner and 53-25 to 53-35 187th street, southeast corner of Peck avenue (Block 5658, Lots 1, 13 and 14 and Block 5656, Lots 6, 9, 11 and 13), Bayside, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated February 26, 1948, re N.B. Applications 697-700/48 and 705-707/48, inclusive, reads:

"1. Proposed erection of frame building inside of fire limits is contrary to Sec. 4.1.2 B.C.

2. Minimum thickness of floor beams required to be 3 in. Sec. 7.1.4 B.C."

and

WHEREAS, the applicant states that the premises consist of two separate plots, one fronting 134.12 ft. on the south side of Peck avenue and 123.62 ft. on the west side of 187th street and the other fronting 134.12 ft. on the south side of Peck avenue and 179.99 ft. on the east side of 187th street; both plots are partly in C and D area districts, residence use, Class 1 height districts; that it is proposed to subdivide the plots into seven separate lots and to erect on each three of the lots a 1½ story frame one family dwelling, 24 ft. 8 in. by 40 ft. in area and on four of such lots it is proposed to erect a 2-story frame one family dwelling 25 ft. by 26 ft. 6 in. in area; that all of the proposed dwellings will be surfaced on the exterior of the first story with masonry veneer and above with wood siding on gypsum board; that roofs will be surfaced with 201 lb. approved type asphalt shingles; that fire

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stops will be provided between all floors in accordance with the requirements of the Building Code; that dwellings will be so located on the lots so as to be not less than 15 ft. to the next adjoining dwelling as indicated on plans filed and will be constructed in accordance with plans filed with this appeal, marked "Received March 11, 1948" (Type A—6 sheets) and April 29, 1948" (Type B—5 sheets); and

WHEREAS, the applicant contends that these dwellings are all part of a group development to be located in this area and adjoining these premises by the same owner and will be in harmony with the general character of the neighborhood.

Resolved, that the decision of the borough superintendent on N.B. Applications 697 to 700-48 inclusive and 705 to 707-48 inclusive, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall be constructed substantially as proposed and as indicated on plans filed with this appeal marked "Received March 11, 1948" (Type A—6 sheets) and April 29, 1948" (Type B—5 sheets); that in all other respects shall comply with the requirements for a D area district when erected outside the fire limits; that each building shall be restricted to the occupancy of one family only; that in all other respects, the building and occupancies shall comply with all laws, rules and regulations applicable thereto.

241-48-A

APPLICANT—Charles C. Weinstein, for Sol Habib and Victor Habib, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—104 Hester street, south side, 75.2 ft. east of Forsyth street (1st floor); (Block 301, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles C. Weinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (241-48-A)

WHEREAS, Charles C. Weinstein, for Sol Habib, Irving Habib and Victor Habib, owners, filed March 19, 1948, an appeal from a decision of the borough superintendent, affecting premises 104 Hester street, south side, 75.2 ft. east of Forsyth street (Block 301, Lot 17), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated March 19, 1948 on Alt. Applic. 678-46 reads:

"2. Provide two means of egress required by Sec. 270 Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 20 ft. in height, 25 ft. by 100 ft. in area, of Class 3 construction, erected prior to 1905, located in a lot 25 ft. by 100 ft. in area, in a business use C area Class 1½ height district and used and occupied since April 12, 1947 as follows: cellar, boiler room and storage, no persons; 1st and 2nd floors, manufacturing clothing and office, 30 persons each floor; that the building was an old law tenement, 4 stories in height prior to the last alteration; that no change in use or occupancy is now proposed; that no C.O. has been issued for the present use; that the building is provided with one 3 ft. 9 in. steel stairs with concrete treads, enclosed in 8 in. brick, equipped with one hour fireproof self-closing doors and leading from top story to street and one open accommodation stairs; that it is proposed to be provided with one fire escape at the rear extending to roof by gooseneck ladder and to yard by stair

with egress through fire-retarded passage in 102 Hester street to street; that window and door openings on course of the fire escape will be fireproof self-closing; that the adjoining buildings to the east and west are 4 stories in height; and

WHEREAS, Violation 4486-47 was issued September 1947 for failing to obtain a new C.O. and to provide second means of egress as required by law and Alt. App. 678-46; and

WHEREAS, the owner was convicted and sentence suspended in Magistrates Court March 15, 1948 on a charge of violation of the Administrative Code; and

WHEREAS, the applicant contends that the building is only technically a section 270 Labor Law building due to the demolition of the upper stories and the extension of the rear of the 1st story; that the proposed egress complies with section 271 of the Labor Law for a building erected prior to 1913 except that it is proposed to provide egress from the lower termination of the new Labor Law fire escape through the fire retarded hall of the existing old law tenement at 102 Hester street in a related ownership; that since it is far safer to exit in this manner than to bring employees back into the same building, it is requested that the Board modify the decision of the borough superintendent and vary the Labor Law to accept the proposed egress; that a letter of consent for the egress through 102 Hester street is filed with this appeal.

Resolved, that the Board of Standards and Appeals hereby make a variation in the requirements of the Labor Law as cited in a decision of the borough superintendent, action on Alt. Applic. 678-46, objection 2, and that the appeal and it hereby is *granted on condition* that the primary means of exit shall be maintained as proposed, and as shown on plans marked "Received March 19, 1948" (3 sheets) leading directly to Hester street; that the secondary means of exit shall be maintained as proposed, leading to the rear of 102 Hester street and thence through fire-retarded passageway through basement and first floor to Hester street; that a letter shall be filed with the borough superintendent from the owner of 102 Hester street, permitting the continuation of this means of exit from the building; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations thereto; and that the occupancy of the building shall not exceed that permitted for the primary means of exit.

249-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES: Joseph Morgan.

SUBJECT—Revocation of Certificates of Occupancy 112773 and 113315-45, re Alt. 1082-1912.

PREMISES AFFECTED—3901 Fort Hamilton Park and 1102-1104 39th street, southeast corner (Block 5585, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: None.

For Administration: Samuel L. Becker, Department of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

THE RESOLUTION (249-48-A)

WHEREAS, Benjamin Saltzman, borough superintendent, Department of Housing and Buildings, Brooklyn, on March 22, 1948, an application for revocation of Certificate of Occupancy #113315 issued November 19, 1945 and Certificate of Occupancy #112773 issued July 6, 1945, affecting premises 3901 Ft. Hamilton Parkway and 1102-1104 39th street, southeast corner, (Block 5585, Lot 10), Borough of Brooklyn; and

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WHEREAS, Certificate of Occupancy #113315 issued November 19, 1945, permitted the use of the building as follows:

- Cellar—ordinary
- 1st floor—light manufacturing (recapping and retreading of tires)
- 2nd floor—one family
- 3rd floor—one family

and superseded Certificate of Occupancy 112773 issued July 6, 1945 which permitted the use of the building as follows:

- Cellar—ordinary
- 1st floor—light manufacturing (recapping and retreading of tires)
- 2nd floor—vacant
- 3rd floor—vacant

and
WHEREAS, the City Register, County of Kings has certified that the premises are owned by Joseph Morgan, 3901 Ft. Hamilton Parkway; and

WHEREAS, notice of hearing set for May 4, 1948 has been sent by the Board to the owner of record and to the lessee, House of Morgan, 3901 Ft. Hamilton Parkway and the owner has also been notified by telephone that the hearing was adjourned to May 11, 1948 at 2 P.M.; and

WHEREAS, the applicant contends that this application is to revoke certificates of occupancy Nos. 112773 and 113315 as they were improperly issued, as they were based on Permit Alt. 1082/12 which permit refers to a building located at 89 Schenectady Avenue; and

WHEREAS, the applicant further contends that the certificates of occupancy were improperly issued as there is no record of an approved plan and application for the occupancy stated in these certificates; that there is no available record of the report of the conditions on the premises required by Section 2.1.3.4 and C26-184.0 of the Administrative Code; that there is no available record of the application filed for these certificates of occupancy; that there is no available record of the certification of approval of the fire commissioner for the containers of rubber cement and inflammable compound nor any record of such approval in these certificates of occupancy, which is required by Section 646 of the Charter; that the name of the Superintendent is not shown on C. O. 112773 and since this is necessary as the Superintendent has exclusive power to issue certificates of occupancy under Section 645a, subdivision 3 of the Charter, it is therefore requested that the certificates of occupancy in question be revoked.

Resolved, that the appeal be and it hereby is *granted* revoking Certificate of Occupancy 112773 issued July 6, 1945 and Certificate of Occupancy 113315 issued November 19, 1945 as being improperly issued, based on a permit not applying to the premises in question.

270-48-A

APPLICANT—Max Horn, for Congregation Shaare Zedek, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Paul Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (270-48-A)

WHEREAS, Max Horn for Congregation Shaare Zedek, owner, filed March 25, 1948 an appeal from a decision of

the borough superintendent, affecting premises 3605 Edgemere avenue, southwest corner of Beach 36th street (Block 317, Lot 46), Edgemere, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1948 on Alt. Applic. 3022-47 reads:

"1. The enlargement of a frame public building by the addition of vertical extension to be used as basement story, is contrary to Sec. 4.2.1 of the Building Code.

2. Interior enclosed stairways are required as exits for the 1st floor, Secs. 6.1.2.1, 6.1.2.2.3 and 6.4.1.8.1—Bldg. Code."

and

WHEREAS, the applicant states that the building is one story, 30 ft. in height, 50 ft. by 80 ft. in area, of Class 4 construction, erected in 1918, located on a lot 155.70 ft. by 168 ft. irregular in area, in a residence use D area Class 1 height district, and used and occupied since 1918 as a synagogue—524 persons on the 1st floor; proposed to be increased to one story and basement in height and used and occupied as follows: basement—auditorium and incidental uses—500 persons; 1st floor—synagogue—524 persons; that the building will be provided with two fireproof stairs, 5 ft. and 6 ft. in width respectively, enclosed in fire-retarding partitions, equipped with fireproof self-closing doors and leading direct to street and two fire escapes leading to yard with egress through yard to street; that window and door openings on the course of the fire escape will be fireproof self-closing; and

WHEREAS, the applicant states that on the plot in question there is a one story and basement building of frame construction, stuccoed, occupied on the basement story as auditorium, ritual baths and caretaker's apartment and the upper floor as a winter synagogue, part time class rooms, office, etc. and the building in question which is one story, frame, 50 ft. by 80 ft. with open trusses and small balcony at the front, used as a synagogue during the summer season; that it is proposed to raise the present frame synagogue building and build an auditorium under same and add a front extension for lobbies, toilet facilities, etc., the new front extension to be of masonry construction with floor and roof of Flexicore units on steel girders which will be protected with wire lath and plaster; that it is proposed to remove the wood floor of the synagogue and replace same with Flexicore units on steel girders, properly fireproofed; and

WHEREAS, the applicant contends that it is proposed to raise the frame building about 7 ft. 6 in. and set it on a new concrete foundation and to interpose a floor of Flexicore on steel girders between the frame building and the foundation; that fireproof doors will separate the frame building from the new lobby extension; that the building when raised will present no greater hazard than exists; that to compensate for the greater height above grade, new steel stairs will be added on each side near the rear; that the main stairway is enclosed in masonry walls and Flexicore floors and separated from the frame portion by one hour test self-closing fire doors; that the proposed exits are an improvement over those existing for the same occupancy; that as the safety of the occupants of the synagogue will be improved by the outside steel stairs and as the auditorium and the incombustible floor over same will be an improvement over the present unexcavated unpaved space of about 3 ft. under the wood floor, the Board is requested to grant a variance to permit the proposed work.

Resolved, that the decision of the borough superintendent on Alt. Applic. 3022-47, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be reconstructed as proposed and as indicated on plans filed with this appeal marked "Received March 25, 1948," seven sheets; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that at all times there shall be a caretaker and janitor on duty while the building is being occupied; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

MINUTES

272-48-A

APPLICANT—Alfred H. Eccles, for the Van Iderstine Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-32 Review avenue, west side, 442.42 ft. south of Greenpoint avenue (2nd and 3rd floors); (Block 312, Lots 41 and 59), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles and C. L. Hammerwain, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (272-48-A)

WHEREAS, Alfred H. Eccles for the Van Iderstine Co., owner, filed March 25, 1948 an appeal from a decision of the borough superintendent, affecting premises 37-32 Review avenue, west side, 442.42 ft. south of Greenpoint avenue (Block 312, Lots 41 and 59), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1948 on N.B. Applic. 5444-47 reads:

"1. Provide two means of exit from 2nd and 3rd floor of milling section as required by Sec. 270 of Labor Law. The outside fire escape is not acceptable as a required means of exit."

and

WHEREAS, the applicant states that the proposed building will be 1 and 3 stories, 24 ft., 34 ft. and 64 ft. in height, of Class 1 and 3 construction, 194 ft. 4 in. by 72 ft. in area, at 1st floor, 40 ft. by 72 ft. in area at typical floor, located on a lot 279 ft. by 316 ft. in area, in an unrestricted use A area, Class 1½ height district and used and occupied for manufacturing poultry feed—8 persons on the 1st, three on the 2nd and 2 on the 3rd floor; that the building will be equipped with a one source dry sprinkler system, one 3 ft. 8 in. wide interior stair of iron construction, enclosed in 6 in. t.c., equipped with fireproof self-closing doors and leading direct to street and provided with a ladder and scuttle to roof and one fire escape at rear east elevation extending to roof by stair with access to street from its lower termination through open yard space; and

WHEREAS, the applicant contends that the portion of the building under appeal is 3 stories, 64 ft. in height, 42 ft. by 72 ft. in area, of fireproof construction, to be used for the manufacturing of poultry feed and occupied by 8 persons on the 1st, 3 on the 2nd and 2 on the 3rd floor; that it is proposed to install one interior enclosed stairway in compliance with section 270 of the Labor Law and one 45 deg. fire escape on the rear wall complying with section 273 of the Labor Law; that if an additional stair were provided inside the building, it would spoil the usefulness of the building; that the proposed exits will be maintained at opposite ends of the floor with no point on the floor more than 36 ft. from an exit; that so much of the floor area will be taken up with fixed equipment used in the manufacturing processes, there is little space left for human occupancy; that there will be not more than five employees above the 1st floor as the building has been designed to house fully automatic continuous flow manufacturing equipment requiring but five attendants on the two upper floors; that an approved one source dry sprinkler system will be installed.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the borough superintendent on N.B. Applic. 5444-47 and that the application be and it hereby is granted as to Objection 1 on condition that the primary means of exit and the secondary means of exit as

proposed and as indicated on plans filed with this application, marked "Received March 25, 1948," three sheets, shall be maintained and, in addition, there shall be a three hour rolling shutter installed at the opening on the first floor within the fireproof portion of the building between the milling section and the bag storage; that the building shall not be increased in height or area; that the proposed dry sprinkler system shall be maintained throughout the premises; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

285-48-A

APPLICANT—Louis B. Santangelo, for Wm. H. Whiting, Ralph D. Whiting and Josephine D. Doty, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis B. Santangelo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (285-48-A)

WHEREAS, Louis B. Santangelo, for Wm. H. Whiting, Ralph D. Whiting and Josephine D. Doty, owners, filed March 31, 1948, an appeal from a decision of the borough superintendent, affecting premises 19-21 Beekman street, south side, 116 ft. east of Nassau street (Block 92, Lot 32), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1948, on Alt. Applic. 238-48, reads:

"2. Exits should comply with Section 271 Labor Law."

and

WHEREAS, the applicant states the building is 6 stories, 75 ft. in height, 44 ft. 2 in. by 96 ft. 6 in. in area at 1st floor, 44 ft. 2 in. by 92 ft. in area at typical floor, Class 3 construction erected in 1908 on a lot 44 ft. 2 in. by 100 ft. 7 in. in area, in an unrestricted use, B area, Class 2 height district; used and occupied since 1908: Subcellar, storage; boilerroom; Cellar, storage and receiving, 6 persons; 1st floor, shipping, 10 persons; 2nd and 3rd floors, stockrooms, 10 persons each; 4th floor, stockroom and offices 22 persons; 5th and 6th floors, offices, 21 persons each, for which no certificate of occupancy has been issued and proposed to be used and occupied: Subcellar, storage and boilerroom; cellar—to 6th floors, inclusive, factory—number of occupants not to exceed the capacity of the exits; that the building is equipped with one 36 in. wide wood stairs, enclosed in partitions of wood studs, metal lath and portland cement mortar on both sides, equipped with metal covered self-closing doors and leading from roof bulkhead direct to street, and one fire escape at rear extending to roof by ladder and with egress from its lowest termination at 2nd floor level by bridge to 47 Ann Street and with stair leading from such bridge to 45 Ann street, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the building has an approved liveload of 150# per square foot; that the primary means of egress consists of a 3 ft. wide fire-retarded stairs from subcellar to roof, equipped with self-closing kalamein doors at all openings; that the secondary means of egress consists of an open iron stairway 2 ft. 6 in. from 2nd to 6th floors, having 8 in. rise and 9 in. treads with platforms at window sill level on all floors, screened 5 ft. high, provided with an iron ladder from top floor balcony to the roof; that there is no safe egress from the roof; that this exterior fire escape terminates at 2nd floor where egress can be had

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by means of an iron bridge to the fire escape at 47 Ann street and by a 3 ft. open stairway from said bridge to the yard of 45 Ann street; that this condition was accepted by the Board as a secondary means of egress from the fire escape at 47 Ann street under Cal. 1489-22-S; that as a secondary egress from subcellar, cellar and 1st floor, it is proposed to erect an open iron stairway 2 ft. wide at an angle of 37½ degrees from subcellar up to and connecting with the second floor level iron bridge and to provide fire-proof, self-closing casement doors, from each of the said floors to this proposed stairway, such doors to be at window sill level; that these conditions will provide two means of egress from all floors of the building; and

WHEREAS, the building was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

306-48-A

APPLICANT—Stanley H. Klein, for Garden Acres, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—269-12 to 269-20 80th avenue, southwest corner of 270th street (Block 8725, Lots 5, 7 and 9), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (306-48-A)

WHEREAS, Stanley H. Klein, for Garden Acres, Inc., owner, filed April 6, 1948, an appeal from decisions of the borough superintendent, affecting premises 269-12 to 269-20 80th avenue, southwest corner of 270th street and 80th avenue, south side, 40 ft. west of 270th street and 80 ft. east of 269th street (Block 8725, Lots 5, 7 and 9), Bellerose, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated March 25, 1948 on N.B. Applications 1635, 1636 and 1637-48 read:

"1. The erection of frame building within the fire limits is contrary to sect. 4.1.2 of B.C.

2. 2 in. wood beams in fire limits contrary to sect. 7.14 of B.C."

and

WHEREAS, the applicant states that the premises consist of a plot fronting 120 ft. on 80th avenue and 100 ft. on 270th street, located in a local retail and residence use D area district, divided into three separate lots, each 40 ft. by 100 ft. in area, and it is proposed to erect on each lot a 1½ story frame one family dwelling, 23 ft. in height, 24 ft. 6 in. by 35 ft. 8 in. in area; and

WHEREAS, the applicant contends, as to objection 1, that the dwellings will be brick veneered for the entire 1st floor area; that the exterior gable walls will be covered with asbestos shingles and roofs will be surfaced with approved asphalt shingles; that the buildings will be located at a minimum of 4 ft. from the nearest lot lines and so located on the lots as to be not nearer than 15 ft. to the next adjoining building; that these buildings will be part of a group of similar buildings proposed to be constructed at the same time; that the only dwellings nearby are those in Nassau county which are one story brick veneer bungalows; that as the prevailing character of the neighborhood is frame 1½ story bungalows, some of which are entirely brick veneer or partially brick veneer on the 1st story; that it is proposed that the three buildings in question be

brick veneer on the entire perimeter of the 1st story; that it is therefore requested that the Board modify the decisions of the borough superintendent to permit the erection of the dwellings in question on condition that they comply with the requirements of the Administrative Code for construction of similar buildings located outside the fire limits.

Resolved, that the decisions of the borough superintendent, acting on N.B. Applications 1635, 1636 and 1637-48, objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall be erected substantially as proposed and as indicated on plans filed with this appeal, marked "Received April 6, 1948" (3 sheets) and in all other respects shall comply with the requirements for similar buildings when erected outside the fire limits and shall comply as to zoning with the requirements for a D area district; that each building shall be restricted to occupancy by one family.

308-48-A

APPLICANT—Guerino Salerni, for Donald Trading Corp., owner (Cosmetics Laboratory, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26-02 4th street and 3-18 26th avenue, southwest corner (Block 910, Lot 23), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and Frank E. Old.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (308-48-A)

WHEREAS, Guerino Salerni, for Donald Trading Corporation, owner, (Cosmetics Laboratory, Inc., lessee), filed April 7, 1948, an appeal from a decision of the borough superintendent, affecting premises 26-02 4th street and 3-18 26th avenue, southwest corner (Block 910, Lot 23), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated March 10, 1948 on Alt. Applic. 224-48 reads:

"1. Fire escape is not an approved second means of egress per Art. 270 of Labor Law.

2. Interior enclosed stairway for factory must be a one hour incombustible enclosure per Article 270 of Labor Law.

3. Exterior window of stair enclosure must be a fire window per Art. 270 of L.L.

4. Conveyor shafts must be enclosed per Art. 270 (6) of Labor Law."

and

WHEREAS, the applicant states that the building is 3 stories, 39 ft. in height, 37 ft. by 88 ft. in area, of Class 3 construction, erected in 1922, located on a lot 102.61 ft. by 102.50 ft. in area, in an unrestricted use A area Class 2 height district, and used and occupied since 1922 as follows: cellar, boiler room and storage; 1st, 2nd and 3rd floors, offices, 20 persons on the 1st, 20 on the 2nd and 10 on the 3rd floors; proposed to be used and occupied: cellar, boiler room and storage; 1st, 2nd and 3rd floors, manufacturing cosmetics, 15 persons on each of the 1st and 2nd floors and 10 on the 3rd floor; that the building is provided with one 3 ft. 8 in. wide wood stairs, enclosed in partitions of wood studs, metal lath and ¾ in. cement mortar both sides, equipped with metal covered self-closing doors; that stair-hall leads direct to street and is provided with a ladder and scuttle to roof; proposed to be equipped with one fire escape at west side of building extending to roof by stair and to yard by counterbalanced stair with egress through yard to street; and

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WHEREAS, the applicant contends as to objection 1 that as the floor area of each floor is only 2400 sq. ft. and as the occupancy on the 3rd floor will be only 10 persons and the occupancy on the 2nd floor 15 persons making a total of 25 persons above the 1st floor; that it is proposed to provide a fire escape to comply with section 273 of the Labor Law and the rules of the Board as a secondary egress; as to objection 2, that the present primary means of egress is fire retarded with metal lath and $\frac{3}{4}$ in. cement mortar; that to provide an enclosure of incombustible materials would be impractical and uneconomical; that it is proposed to provide additional protection by enclosing the stairs with fireproof walls in the cellar and by fire-retarding with metal lath and $\frac{3}{4}$ in. cement plaster all ceilings where the stairhall partitions are not directly above each other; as to objection 3, that the stairhall window in question faces the street and as the building is 14.5 ft. away from the next adjoining building which is only one story high, it is requested that this objection be modified; as to objection 4, that as the building is non-fireproof to be required to enclose the conveyor with fireproof walls would be impractical for the operation and as fusible link automatic fire shutters will be provided, it is requested that this objection be waived.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on Alt. Applic. 224-48 and that the application be and it hereby is *granted* as to objection 1 *on condition* that the secondary means of exit shall be constructed and maintained as proposed and as indicated on plans filed with this appeal marked "Received April 7, 1948," five sheets; that free access shall be available at all times from the foot of the fire escape to 26th avenue through the side court on the same premises; that a new iron stairs at openings to the fire escape shall be constructed and maintained as proposed; as to objection 2, that the primary means of exit shall be fire-retarded and maintained as proposed on condition that the building is not increased in height or area; as to objection 3, that the exterior window within the stair hall facing 4th street on the 2nd and 3rd floors may be maintained provided no other windows are constructed within the stairhall enclosure; as to objection 4, that the protection to the conveyor opening between the 1st and 2nd floors shall be maintained substantially as proposed and as indicated on plan filed with this appeal marked "Received April 27, 1948," one sheet, provided that permanent construction shall be provided in place of the small shutter as indicated with sheet metal through the conveyor shaft between the rollers to make a closure with the larger door which swings upwardly; that such upward swinging door shall be equipped with a fusible link and the door itself shall be constructed as approved for a one hour door of tin clad type of construction; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

319-48-A

APPLICANT—Walter D. Binger, for Astor Theatre Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—200-202 West 46th street, south side, 31 ft. west of Broadway and 1539 to 1549 Broadway (ground); (Block 1017, Lot 36). Borough of Manhattan.

APPEARANCES—

For Applicant: Roy S. Johnson, Walter D. Binger and Gerard A. Fearon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (319-48-A)

WHEREAS, Walter D. Binger, for Astor Theatre Corp., owner, City Entertainment Corp., lessee, filed April 6, 1948, an appeal from a decision of the borough superintendent, affecting premises 200-202 West 46th street, south side, 31 ft. west of Broadway and 1539 to 1549 Broadway (Victoria Theatre), (Block 1017, Lot 36), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 23, 1948, on Amendment to Alt. Applic. 167-48, reads:

"5b. Easterly emergency court to lead directly to street—exiting through main entrance contrary to 12.10.2.1 Code."

and

WHEREAS, the applicant states the building is one story, 50 ft. in height, 75 ft. by 90 ft. 5 in. in area, of fireproof construction erected in 1907, located on a lot 127 ft. 3 in. by 118 ft. in area, in a retail-1 use, B area, Class 2 height district, used and occupied since 1941 as a motion picture theatre, as follows: Basement, mechanical equipment and lounges; 1st floor, orchestra, 398 persons; 2nd floor, mezzanine, 185 persons; 3rd floor, gallery, 130 persons; total occupancy, 713 persons; proposed to be used and occupied upon completion of alteration: Basement, same; 1st floor, same, 670 persons; 2nd floor, same, 247 persons; 3rd floor, same; total 1047 persons; that the building is equipped with a one source sprinkler system in stage and dressing room portions only; that it is also equipped with approved standpipe and interior fire alarm system, an approved 4 ft. wide concrete pan stairs, enclosed in 2-hour partitions and leading direct to street, provided with a ladder and scuttle to the roof; that there are no doors leading to the stair enclosure; that there are five fire escapes, two on the east, two on the west and one at the rear, leading to street and yard by stair with egress from yard to side court to street; that window and door openings on course of fire escapes are fireproof, self-closing; and

WHEREAS, the applicant contends the easterly court is provided with two exits, one adjacent to the Astor Theatre and leads to Broadway; that while this exit is legally inadequate, it is 4 ft. 1 in. wide and provides a useful exit to the street; that the second exit from the easterly court is 10 ft. in width and leads through the Broadway entrance lobby of the Victoria Theatre to Broadway; that the doors at the rear of the auditorium on the 46th street side will be used solely for emergency egress; that the doors of this emergency exit equipped with panic bolts, provide a clear opening of 24 ft. which would be sufficient to empty the entire auditorium; that the borough superintendent did not choose to accept the 46th street exit in computing the street exit and entrance under Section 12.10.1.C or as an emergency exit under Section 12.10.2.1.8; that this exit should be given consideration; that the owner should not be penalized for choosing a Broadway entrance instead of the 46th street exit; that the proposed alteration will provide a clear passage of 10 ft. in the easterly court which is more than required by Section 12.10.2.2b; that by reversing the swing of doors from the easterly court to the Victoria Theatre lobby, a more direct egress to the street is provided through a fireproof passage protected from the auditorium by fireproof, self-closing doors; that it is proposed to replace existing wooden stage with a reinforced concrete arch; that to remove existing fire escape leading to easterly court and to provide a new fire escape of increased width re-routed to the exit at the building line; that this change will remove hazardous obstruction in the easterly fire passage and result in a clear width of 10 feet; that it is proposed to replace old, wornout circuit wiring by a completely new electrical installation, thus decreasing the fire hazard not only in the Victoria Theatre but also

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to the neighboring buildings of the theatrical district; that this alteration was previously filed in the belief that it would be classed as a motion picture theatre under Section 12.21.1.C; that this is a permissive section and the borough superintendent did not see fit to accept the alteration under this section; that the Board is therefore requested to grant consideration of the alteration under Section 12.21.1.C as the additional exit facilities proposed are in excess of those required under the provisions of Article 13 of the Building Code.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 167-48, objection 5b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as proposed and as indicated on plan filed with this appeal, marked "Received April 6, 1948"; that in the event the Victoria Theatre and the Astor Theatre do not continue under the same ownership, a letter shall be obtained from the owner and filed with the borough superintendent, stating that the court leading to Broadway shall continue to be available as an exit for the Victoria Theatre, proposed to be changed from a theatre to a motion picture theatre; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

338-48-A

APPLICANT—William O. Staber, for Sunswick Bldg., Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-35 22nd street, east side, 125.15 ft. north of 40th avenue (Block 393, Lots 1 to 5), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: William O. Staber and Everett W. Markes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (338-48-A)

WHEREAS, William O. Staber, for Sunswick Bldg. Corp., owner, filed April 14, 1948, an appeal from a decision of the borough superintendent, affecting premises 39-35 22nd street, east side, 125.15 ft. north of 40th avenue (Block 393, Lots 1 to 5), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 12, 1948 on Misc. Applic. 1642-48 reads:

"1. Provide an approved two source system. Sec. 15.36."

and

WHEREAS, the applicant states that the building is one story, 20 ft. in height, 150 ft. by 100 ft. in area, of Class 3 construction, erected in 1947, located in an unrestricted use A area Class 1½ height district, and used and occupied since 1947 as follows: cellar, boiler room; 1st floor, storage garage, warehouse and offices, 25 persons; that the northerly portion of the building will be equipped with a one source sprinkler system; and

WHEREAS, Violation 3436 issued March 16, 1948 was for occupying the building as a garage without a certificate of occupancy; and

WHEREAS, the applicant contends that the building was originally designed under N.B. Application 7910-47 for use as a factory; that there is a 12 in. concrete block wall between the 5,000 sq. ft. section and the 10,000 sq. ft. section; that this wall extends through the roof with a 2 ft. parapet above the roof; that the southerly 5,000 sq. ft.

has been leased for a warehouse and shipping of food stuffs; that the northerly 10,000 sq. ft. has been leased to a concern conducting a trucking business, storing about 20 of their own motor trucks on the premises; that no portion of the structure is used for public garage purposes; that there is a 550 gallon storage tank installed in this section with a single pump near the entrance and an approved oil separator system has been installed; that the offices, toilets and locker rooms occupy 360 sq. ft. and the exterior walls 400 sq. ft. reducing the net area to 9240 sq. ft.; that it is proposed to install a sprinkler system using a single 6 in. main connection as approved by the Board of Fire Underwriters; that in view of the fact that the building is located in the center of the block, a second source of supply cannot be obtained from either of the intersecting streets; that the nature of the soil necessitated the erection of the building on piles which precludes the erection of a roof tank without extensive alterations; that it is proposed to install foamite bombs suspended from the roof beams in addition to the proposed sprinkler system and the required sand buckets; that the installation of a fire pump is not feasible since a suitable cellar must be provided to accommodate the equipment; that the existing heater room is too small to accommodate such equipment and the installation of a separate room would require the driving of piles for the support of the enclosure; that inasmuch as the net area of the garage section is 9240 sq. ft. and the structure is occupied solely for the occupant's own trucks, no portion being used for public garage purposes, it is requested that a variation of section 15.36 of the building code be granted permitting the installation of a one source sprinkler system as indicated on plans filed with this appeal; and

WHEREAS, the applicant has filed a photostatic copy of certificate dated April 21, 1948 from the Department of Water Supply, Gas and Electricity certifying that the estimated minimum water pressure at curb in front of premises is 40 lbs. per sq. in.; and

WHEREAS, the applicant has filed a copy of plan of the Department of Water Supply, Gas and Electricity indicating that the 8 in. main in front of the premises is fed from a 12 in. main in 39th avenue and an 8 in. main in 40th avenue and that there are two shut-off valves located on the 8 in. main in front of the premises, so arranged that the 8 in. main serving the premises in question can be shut off from either of its supplying sources in the event of emergency.

Resolved, that the decision of the borough superintendent on Misc. Applic. 1642-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the one source sprinkler system as proposed and as shown on plans filed with this appeal marked "Received April 14, 1948," four sheets, shall be maintained in accordance with the requirements therefor; that the street main shall be maintained as proposed feeding two ways; that such additional portable fire-fighting appliances as proposed and as may be required by the fire commissioner shall be installed and maintained; that the fire wall between this building and the adjoining section shall be maintained and if any openings are installed therein they shall be in accordance with the requirements of the code for openings in fire walls; that the building shall not be increased in height or area; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

369-48-A

APPLICANT—Norman Lederer and Leonard Joseph, for Catherine F. Moran, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (1st floor); (Block 637, Lot 54), Rockaway Beach, Borough of Queens.

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APPEARANCES—

For Applicant: Norman Lederer and M. Jason Gould.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (369-48-A)

WHEREAS, Norman Lederer and Leonard Joseph for Catherine F. Moran, owner, filed on April 22, 1948 an appeal from a decision of the borough superintendent, affecting premises 181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (Block 637, Lot 54), 1st floor, Rockaway Beach, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1948 on Alt. Applic. 816-48 reads:

"1. Proposed change of use of frame residence building to business use within the fire limits is contrary to section 4.1.2, 4.1.5 and 4.2.1 of Building Code."

and

WHEREAS, the applicant states that each building is 2 stories, 20 ft. in height, 18 ft. by 100 ft. in area, of Class 4 construction, both erected in 1931, on a lot 50.56 ft. by 100 ft. in area, in a business use C area Class 1 height district, used and occupied since 1941 as follows: 1st floor—four apartments; 2nd floor—four apartments; proposed to be used and occupied as follows: 1st floor—four apartments and one store; 2nd floor—four apartments (two apartments in each section of the building; the sections of the building are separated by brick filled frame walls as indicated on plans filed with this appeal marked "Received April 22, 1948," one sheet); and

WHEREAS, the applicant contends that there are two building units on this lot, each consisting of four 2 family fully attached dwellings, each with entrances on the center court and separated by brick filled party walls; that the area is occupied for business or amusement purposes; that these are the only buildings on either side of this block of Beach 98th street which are not occupied in whole or in part for business; that it is proposed to alter the front room of each unit for business use; that this front room is fire-retarded with metal lath and $\frac{3}{4}$ in. cement plaster on ceiling and walls; that the floor will be provided with metal lath and 1 in. cement plaster with an asphalt tile finish; that the door from the interior of the apartment to the proposed store will be fireproof self-closing, one hour test, provided with a steel buck.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the appeal be and it hereby is denied.

138-48-A

APPLICANT—Albert B. Wheeler, for Charlat Realty Corporation, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Arlington avenue, west side, 208.36 ft. north of West 252nd street and north side of West 252nd street from Blackstone to Independence avenues (Block 3424, Lots 167, 173, 253 and 280), Borough of The Bronx (under section 36, General City Law re legally mapped streets—Blackstone avenue).

APPEARANCES—

For Applicant: Albert A. Wheeler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn on applicant's request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

1288-39-A

APPLICANT—Saul Goldsmith, for Pedine Realty Corp., owner (Pequot Mfg. Corp., lessee).

SUBJECT—Application reopened February 10, 1948—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (under section 36, General City Law).

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 2 P.M., for inspection by committee and decision without further argument. A building permit was issued by the borough superintendent under C. O. Q12446 issued therefor on July 3, 1940 under Alt. Applic. 2702-39.

993-47-A

APPLICANT—Emil Koeppel, for Lipman Bros. Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—166-182 Walworth street, west side, 153 ft. 4 in. north of Willoughby avenue (Block 1751, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 2 P.M., for inspection by committee and decision without further argument.

209-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Prospect Marks Corp. (Eagle Cabinet Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy No. 117243 issued April 11, 1947.

PREMISES AFFECTED—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 2 P. M., owner and lessee to be notified.

243-48-A

APPLICANT—R. D. W. Realty Corp., owner (Roy Press, lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Joseph L. Maged.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948 at 2 P.M., at request of applicant's representative.

258-48-A

APPLICANT—Arthur F. Winter, for Samuel Schwartz and Kopel Schwartz, owners (F. W. Woolworth Co., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—184 West 231st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Borough of The Bronx.

APPEARANCES—

For Applicant: Charles E. Arthus.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to May 25, 1948 at 2 P.M., at request of applicant's representative.

335-48-A

APPLICANT—Esquire Builders, for Henry J. and Margaret McAlarney, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1948 at 2 P.M., applicant to be notified; no appearances.

ZONING APPLICATIONS

239-19-BZ

APPLICANT—Laura Schirald, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application, previously granted on condition (decision of the borough superintendent), permitting in a residence use district, the maintenance of a garage for more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1171 New York avenue and 3301 Cortelyou road, northwest corner (Block 4933, Lot 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (239-19-BZ)

WHEREAS, this application (re decision of the fire commissioner) permitting the maintenance of a garage and storage of not more than five automobiles of the pleasure car type, in a residence use district for a term not to exceed two (2) years, affecting premises 1171 New York avenue, and 3301 Cortelyou road, Borough of Brooklyn, was granted by the Board on May 20, 1919, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended May 21, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 20, 1919, as *amended* by resolutions adopted through May 21, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7f for a term of two years from the date of this *amended* resolution, *on condition* ...; and that other than as *amended* herein, the resolutions adopted through May 21, 1946, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

599-37-BZ

APPLICANT—Bess Oresky, for 3536 Park Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1663-1681 St. Nicholas avenue, west side, 14 ft. 5 in. north of Fairview avenue and 59-61 Hillside avenue (Block 2170, Lot 129), Borough of Manhattan.

APPEARANCES—

For Applicant: Bess Oresky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION— (599-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 1663-1681 St. Nicholas avenue, west side, 14 ft. 5 in. north of Fairview avenue and 59-61 Hillside avenue (Block 2170, Lot 129), Borough of Manhattan, was granted by the Board on April 12, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended May 28, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 12, 1938, as *amended* by resolutions adopted through May 28, 1946, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two years from the date of this *amended* resolution, ...; that other than as herein *amended*, the resolution adopted April 12, 1938, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

619-37-BZ

APPLICANT—W. H. and J. F. Dusenbury, for Joseph Havender, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

MINUTES

PREMISES AFFECTED—3664-3696 Jerome avenue and 3653-3663 Bainbridge avenue, west side, 74 ft. south of Jerome avenue (Block 3329, Lot 100), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph F. Dusenbury.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (619-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a temporary term of two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 3664-3696 Jerome avenue and 3653-3663 Bainbridge avenue, west side, 74 ft. south of Jerome avenue (Block 3329, Lot 100), Borough of The Bronx, was granted by the Board June 1, 1938, on certain conditions, term of variance extended from time to time and last extended May 28, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 1, 1938, as *amended* by resolutions adopted through May 28, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two years from the date of this *amended* resolution . . . ; that other than as herein *amended*, the resolution adopted June 1, 1938, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

879-38-BZ

APPLICANT—Herman Bellin, for Rocco Tricarico, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance re Application (decision of the borough superintendent), granted on condition under section 7h of the zoning resolution, permitting in a business use district, the extension of existing parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—31-53 to 31-73 31st street, east side, 178.14 ft. north of Broadway (Block 613, Lots 13 and 19), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Herman Bellin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (879-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 31-53 and 31-73 31st street, east side, 178.14 ft. north of Broadway (Block 613, Lots 13 and 19), Long Island City, Borough of Queens, was granted by the Board on November 13, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 8, 1941, resolution amended on June 2, 1942 and the term of variance extended on May 31, 1944, and May 28, 1946; and

WHEREAS, the resolution was further amended on January 21, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 13, 1940, as *amended* by resolution adopted through January 21, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this *amended* resolution . . . ; that other than as herein *amended*, the resolution adopted January 21, 1947 shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Misc. Applic. 348-42)."

1041-38-BZ

APPLICANT—Midtown Auto Storage Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—335-365 Schermerhorn street and 2-8 Third avenue, northwest corner (Block 167, Lot 36 and part of Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert H. Pensig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1041-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 335-365 Schermerhorn street and 2-8 Third avenue, northwest corner (Block 167, Lot 36 and part of Lot 28), Borough of Brooklyn, was granted by the Board September 26, 1939, on certain conditions; and

WHEREAS, the resolution was amended October 31, 1944; and

WHEREAS, the term of variance was extended on from time to time and last extended April 9, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 26, 1939, as *amended* by resolutions adopted through April 9, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this *amended* resolution, to permit the parking and storage of more than five motor vehicles . . . ; that other than as herein *amended*, the resolution adopted September 26, 1939, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

1044-38-BZ

APPLICANT—Midtown Auto Storage Co., for City of New York, Board of Transportation, owner Manpet Realty Co., Inc., lessee.

MINUTES

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—252-304 Schermerhorn street and 51-59 Bond Street, southeast corner (Block 172, Lots 7, 10, 13 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Pensig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1044-38-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five (5) motor vehicles, affecting premises 252-304 Schermerhorn street and 51-59 Bond street, southeast corner (Block 172, Lots 7, 10, 13 and 18), Borough of Brooklyn, was granted by the Board September 26, 1939 on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended April 9, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted September 26, 1939, as amended by resolutions adopted through April 9, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this amended resolution, to permit the parking and storage of more than five motor vehicles ...; that other than as herein amended, the resolution adopted September 26, 1939 shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

216-40-BZ

APPLICANT—Lama and Proskauer, for Reconstruction Building Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the extension in area of a plot now occupied for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—304-316 East 107th street, south side, 100 ft. east of 2nd avenue (Block 1678, Lots 42, 43, 46 and 48), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (216-40-BZ)

WHEREAS, this application under section 7h of the zoning

resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 306-314 East 107th street, south side, 125 ft. east of Second avenue (Block 1678, Lots 43 and 46), Borough of Manhattan, was granted by the Board on February 11, 1941, on certain conditions; and

WHEREAS, the resolution was amended on April 25, 1944, to include Lots 42 and 48; and

WHEREAS, the term of variance was extended from time to time and last extended on May 7, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 11, 1941, as amended by resolutions adopted through May 7, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this amended resolution ...; that other than as herein amended, the resolution adopted May 11, 1941, shall be complied with in all respects and that a certificate of occupancy shall be obtained."

831-41-BZ

APPLICANT—Max Moftiz and Barnett Sacks, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—34-01 Sprayview avenue, southwest corner of Beach 34th street (Block 306, Lot 37), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Sacks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (831-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 34-01 Sprayview avenue, southwest corner of Beach 34th street (Block 306, Lot 7), Edgemere, Borough of Queens, was granted by the Board on June 30, 1942, on certain conditions, resolution amended and time extended on September 9, 1942, and time further extended on May 25, 1943; and

WHEREAS, the term of variance was extended on June 13, 1944 and May 21, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the new owner of record is Max Moftiz.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 30, 1942, as amended by resolutions adopted through May 21, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two years from the date of this amended resolution, to permit the parking and storage of more than five motor vehicles ...; that other than as amended herein, the resolution adopted June 30, 1942, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Misc. Applic. 6776-41)."

MINUTES

1060-41-BZ

APPLICANT—Wessell, Nickel and Gross, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—451-453 West 45th street, north side, 125 ft. east of 10th avenue (Block 1055, Lots 6 and 7), Borough of Manhattan.

APPEARANCES—

For Applicant: F. A. Wessell, Sr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1060-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 451-453 West 45th street, north side, 125 ft. east of Tenth avenue (Block 1055, Lots 6 and 7), Borough of Manhattan, was granted by the Board on May 12, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on April 25, 1944 and April 9, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 12, 1942, as *amended* by resolutions adopted through April 9, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under section 7h for a term of two years from the date of this *amended* resolution, to permit the parking and storage of more than five motor vehicles, on condition . . . ; that other than as *amended* herein, the resolution adopted May 12, 1942, shall be complied with in all respects; and that a certificate of occupancy shall be obtained.”

90-42-BZ

APPLICANT—Benjamin A. Wilder, for Abraham Rubenstein, lessee; Henry Winters, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1253-1263 Boscobel avenue, west side, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin A. Wilder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (90-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 1253-1263 Boscobel avenue, west side, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx, was granted by the Board on May 19, 1942, on certain conditions and the time to complete the work, extended on November 23, 1943; and

WHEREAS, the term of variance was extended on April 25, 1944, and on May 28, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 19, 1942, as *amended* by resolutions adopted through May 28, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under section 7h for a term of two years from the date of this *amended* resolution . . . ; that in all other respects the resolution adopted May 19, 1942, shall be complied with and that a certificate of occupancy shall be obtained.”

835-42-BZ

APPLICANT—Wandell and Sumner Associates, for Estate of William Kuenstle, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—8714-8720 5th avenue and 449-459 88th street, northwest corner (Block 6050, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick Lewis Sumner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (835-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 8714-8720 Fifth avenue and 449-459 88th street, northwest corner (Block 6050, Lot 40), Borough of Brooklyn, was granted by the Board on March 23, 1943, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, Evelyn Gustavson is the new owner and the new lessee is Patrick Gallo.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 23, 1943, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under section 7h for a term of two years from the date of this *amended* resolution . . . ; that other than as herein *amended*, the resolution adopted May 23, 1943, shall be complied with in all respects; and that a certificate of occupancy shall be obtained.”

(Remaining minutes will be printed in the Bulletin of May 25, 1948.)

BULLETIN

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TELEPHONE—WOrth 2-5600.

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Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Notice of Hearing Calendar.

Remaining Minutes of the Meeting of May 11, 1948.

Minutes of Regular Meeting, Tuesday Morning, May 18, 1948. Affecting Calendar Numbers 1086-46-BZ, 1064-47-BZ, 239-48-BZ, 250-48-BZ, 766-28-BZ, 1437-39-BZ, 971-41-BZ, 4-48-BZ, 94-48-BZ, 274-48-BZ, 340-48-BZ, 348-48-BZ, 479-39-BZ, 903-47-BZ, 125-48-BZ, 530-41-BZ, 464-47-BZ, 721-47-BZ, 1060-47-BZ, 84-48-BZ, 151-48-BZ, 230-48-BZ, 533-47-A, 101-48-A, 895-40-SM, 315-47-SA, 620-47-SM, 1015-47-SA, 246-48-SM and 247-48-SM.

Minutes of Regular Meeting, Tuesday Afternoon, May 18, 1948. Affecting Calendar Numbers 169-48-A, 215-48-A, 290-48-A, 335-48-A, 380-48-A, 238-45-A, 993-47-A, 353-48-A, 1288-39-A, 154-48-A, 209-48-A, 227-48-A, 267-48-A, 276-48-A, 277-48-A, 278-48-A, 334-48-A, 86-22-BZ, 153-36-BZ, 407-40-BZ, 461-41-BZ, 67-42-BZ, 176-42-BZ, 608-46-BZ, 580-47-BZ, 1039-47-BZ, 181-38-BZ, 413-39-BZ, 164-46-BZ, 723-46-BZ, 236-38-SM, 15-41-SM and 627-43-SM.

Rules For Fusion Welding and Gas Cutting.

PETITION FOR CERTIORARI ON THE BOARD OF STANDARDS AND APPEALS

On May 17, 1948, copy of petition and order of certiorari was served on the board by Dobson, Moorehead & Dwyer, attorneys for Z & Z Realty Corp., owner, and James E. Hanrahan, lessee, in re Board's denial of their application, under section 21 of the zoning resolution, for an amendment of the Board's previous resolution as to occupancy; and the Board's action in granting appeal for revocation of certificates of occupancy issued by the borough superintendent; Cal. No. 351-26-BZ, Vol. IV and Cal. No. 862-47-A, respectively premises 333-345 Ocean Avenue and 178-186 Parkside Avenue, Borough of Brooklyn.

NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

New Cases Filed up to May 18, 1948.

Cal. No. Dept. Premises Affected.

428-48-BZ—H.B.Q.—269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn, Alt. 3848-47.

429-48-BZ—H.B.Q.—124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens, N.B. 2529-48.

430-48-A—H.B.B.—1735-1737 Pitkin avenue and 96-106 Osborn street, northwest corner (Block 3505, Lot 29), Borough of Brooklyn, Alt. 1014-48.

431-48-A—F.D.—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn, 13389-C.

432-48-A—F.D.—50 West 112th street, south side, 100 ft. east of Lenox avenue (Block 1595, Lot 65), Borough of Manhattan, 41195-LF and Decision.

433-48-A—F.D.—670-672 Lexington avenue, west side, 18.5 ft. south of East 56th street (4th floor); (Block 1310, Lot 58), Borough of Manhattan, 57280-LC.

434-48-A—H.B.M.—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan, Alt. 513-48.

435-48-BZ—H.B.M.—127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan, Amendment to N.B. 26-48 and B.N. 516-48.

436-48-SA—Dravo Counterflo Gas and combination Gas and Oil Unit Heaters, Models 40, 50, 75, 100, 125, 175 and 200, types SG, SGA, GLO and GHO, Appliance.

437-48-SM—Esax Hopper Ring (ring slab for Toilet Bowl), manufactured by James B. Hanley and Max Kotzen, Material.

438-48-BZ—H.B.Q.—41-02 to 41-14 Lawrence street, and 131-66 to 131-74 41st avenue, southwest corner (Block 5063, Lots 7 and 14), Flushing, Borough of Queens, N.B. 6015-47.

439-48-A—F.D.—Transportation and sale of Anti-Freeze known as "Saf-Tee Super" in one gallon, sealed metal cans, in New York City (containers not in conformity with Administrative Code requirements), Decision.

440-48-A—H.B.B.—1519-1529 Boardwalk and 1602 West 16th street, northeast corner (Block 7074, part of Lot 20), Borough of Brooklyn, Amendment to Alt. 1953-47.

441-48-A—F.D.—605-607 West 115th street, north side, 125 ft. west of Broadway (Block 1896, Lot 61), Borough of Manhattan, 41250-LF and Decision.

442-48-SA—Marlow Self-Priming Centrifugal Pump (for petroleum products), Appliance.

443-48-SA—Long Silent Flame Floor Furnace (oil-fired), Appliance.

444-48-SA—Long Silent Flame Cabinet and Radiant Type Oil Heaters, Appliance.

445-48-A—F.D.—Packaging of anti-freeze known as "All State Anti-Freeze" in one quart and one gallon sealed cans in New York City (containers not in conformity with Administrative Code requirements), Decision.

446-48-BZ—H.B.B.—126-134 Rockaway avenue and 47-55 Somers street, northwest corner (Block 1538, Lot 40), Borough of Brooklyn, N.B. 559-48.

447-48-BZ—H.B.Q.—233-20 Northern boulevard, southwest corner of Alley Pond parkway (Block 6166, Lot 24), Douglaston, Borough of Queens, Misc. 2973-48.

448-48-BZ—H.B.Bx.—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx, Alt. 267-48.

449-48-SM—Permalite Concrete Fire Unit (for non-loading bearing walls), manufactured by Great Lakes Carbon Corp., Material.

450-48-SM—Permalite Plaster (fireproofing of steel columns), manufactured by Great Lakes Carbon Corp., Material.

451-48-BZ—H.B.M.—305-313 West 18th street, north side, 100 ft. west of 8th avenue (Block 742, Lots 18-32), Borough of Manhattan, Alt. 693-48.

452-48-A—F.D.—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11, 17-24 inclusive and 52-55 inclusive), Borough of Brooklyn, Decision.

453-48-A—F.D.—631-649 17th street, 1679-1699 11th avenue, northeast corner, 1102-1138 Prospect avenue and 141-151 Terrace place, entire block (basement and 1st floor); (Block 5255, Lot 1), Borough of Brooklyn, 22188-LF.

454-48-A—H.B.R.—1285-1287 Castleton avenue, northeast corner of Clove road (Block 204, Lot 1), West Brighton, Borough of Richmond, Alt. 421-46.

455-48-BZ—H.B.B.—82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn, Alt. 1168-47.

456-48-A—H.B.B.—82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn, Alt. 1168-47.

457-48-A—H.B.M.—67-77 West 44th street, northeast corner of 6th avenue (Block 1260, Lots 1 and 5), Borough of Manhattan, Alt. 820-48.

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458-48-A—H.B.B.—3033-3043 West 12th street, east side, 55 ft. south of Bowery (street level); (Block 7286, Lot 140), Borough of Brooklyn, E.S. 196-48 and E.S. 197-48.

459-48-A—H.B.B.—1110-1114 Bowery, south side, 55 ft. east of West 12th street (street level); (Block 7286, Lot 143), Borough of Brooklyn, E. S. 238-48.

460-48-A—H.B.B.—1318-1324 Bowery, southeast corner of West 15th street (Block 7074, Lot 256), (street level); Borough of Brooklyn, E. S. 249-48.

461-48-A—H.B.B.—1116-1122 Bowery, southeast corner of West 12th street (street level); (Block 7286, Lot 140), Borough of Brooklyn, E. S. 239-48 and E. S. 240-48.

462-48-A—H.B.Q.—40-36 22nd street, northwest corner of 41st avenue (3rd floor); (Block 410, Lot 38), Long Island City, Borough of Queens. Misc. 2493-48.

463-48-BZ—H.B.Q.—98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49), Rego Park, Borough of Queens. N.B. 1654-48.

464-48-A—H.B.Q.—1813 Flushing avenue, northeast corner of Seneca avenue (Block 3410, Lots 140, 145, 190 and 215), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped streets—Seneca and Montrose avenues), Alt. 696-48.

465-48-SM—Kaylo Precast, Reinforced, short span Insulating Roof Tile, manufactured by American Structural Products Co., Material.

Restored to Docket.

238-45-A—F.D.—83-30 Kew Gardens, west side, 8 ft. south of 83rd drive (Block 3356, Lot 30), Kew Gardens, Borough of Queens, 12573-LC.

15-41-SM—Truscon Formed Steel Lintels, manufactured by Truscon Steel Co., Material.

236-38-SM—Sheetrock Pyrofill for Floor and Roof Construction, manufactured by United States Gypsum Co., Material.

181-38-BZ—H.B.Bx.—410 City Island avenue, east side, 100.41 ft. north of Ditmars street (Block 5645, Lot 6), Borough of The Bronx, Alt. 253-48.

164-46-BZ—H.B.B.—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn, Alt. 421-46.

1039-47-BZ—H.B.Bx.—40-41 Westchester square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx, N.B. 472-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of.....	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units. Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules.....	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules.....	Dec. 24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of.....	Oct. 28, 1947—Vol. 32, No. 43
Fire Retarding Rules for Garages, etc.	Dec. 30, 1947—Vol. 32, No. 52
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules.....	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Mar. 9, 1948—Vol. 33, No. 10
Opening Protective Assemblies, Rules for Inspection of.....	Mar. 9, 1948—Vol. 33, No. 10
Paint, Varnish and Lacquer Spraying Rules	June 17, 1947—Vol. 32, No. 24
Platform Trucks, Specifications for.....	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Feb. 17, 1948—Vol. 33, No. 7
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Refrigerating Systems, Extract A.C.....	Mar. 30, 1948—Vol. 33, No. 13
Smoking in Factories, Rules for.....	Mar. 9, 1948—Vol. 33, No. 10
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 25, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle

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repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

309-48-BZ—Application, March 17, 1948, under sections 7c, 7h and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Samuel B. Althouse, owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, the sale and display of more than five motor vehicles, and with proposed curb cut nearer to residence use district than is permitted; premises 1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Block 159, Lot 15 and Block 162, Lot 39), Far Rockaway, Borough of Queens.

310-48-A—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Blocks 159 and 162, Lots 15 and 39), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Pinson street).

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

578-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Sieven, owner, reopened October 29, 1946, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room; premises 1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

400-48-A—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

129-48-A—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

837-47-BZ—Application, August 20, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of A. George Redgate, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop; premises 1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

261-25-BZ—Application of Lama and Proskauer, applicants, on behalf of Angelo Spinelly, owner, reopened November 5, 1947, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the

change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding; premises 2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

448-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Edward and Arthur Senft, owners Colony Fuel Oil Co., Inc., lessee, reopened June 3, 1947, under section 7e of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal); premises 2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

183-47-BZ—Application of Albert W. Lewis, applicant, on behalf of Ernest Mann, owner, reopened March 23, 1948, under section 7c of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district; premises 159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27 inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

86-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage; premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

293-48-BZ—Application, March 23, 1948, under sections 7c, 7e, 7h and 21 of the zoning resolution, of Hazeltine Electronics Corporation, applicant and owner, to permit in a residence use district, the erection of an additional business building for a period of fifteen years, with an increase in accessory parking for a period of fifteen years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a period of two years, and extended by the Board—expires March 23, 1950); premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

294-48-A—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

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- 311-48-BZ**—Application, March 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.
- 337-48-BZ**—Application, April 14, 1948, under section 7e of the zoning resolution, of Harry Silverman, applicant, on behalf of Joseph Yannoni and Anthony Scavetta, owners, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years; premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.
- 845-47-BZ**—Application, September 30, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Neiman, owner, to permit in a business use, D area district, the erection and maintenance of a business building, using more than the area permitted; premises 420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens.
- 865-47-BZ**—Application, October 7, 1947, under section 7h of the zoning resolution, of Louis Langholtz, applicant, on behalf of Emanuel Welkowitz and Carl Stari-shesky, d/b/a Avenue C Delivery Service, owners, to permit in a residence use district, the parking of five trucks, for a term of years; premises 750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.
- 1070-47-BZ**—Application, December 9, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Josephine Stock, owner (Arthus W. Sollie, lessee), to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying; premises 389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.
- 88-48-BZ**—Application, February 2, 1948, under section 21 of the zoning resolution, of Newman and Bisco, applicants, on behalf of Elsie Edelmann, owner, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than is permitted and using more than the area of lot permitted for the dwelling and private garage; premises 484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.
- 155-48-BZ**—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.
- 159-48-BZ**—Application, February 26, 1948, under sections 7a and 7c of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of A. A. Lexington, Inc., owner, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse; premises 202-112 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.
- 216-48-BZ**—Application, March 11, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Simbern Holding Corp., owner, to permit in a residence use district, the erection and maintenance of a business building; premises 58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.
- 439-48-A**—Re Transportation and sale of Anti-Freeze known as "Saf-Tee Super" in one gallon, sealed metal cans in New York City (containers not in conformity with Administrative Code requirements).
- 315-48-A**—100 Johnston terrace, south side, 320.49 ft. east of Seguire avenue (open yard area); (Block 6660, Lot 1), Princes Bay, Borough of Richmond.
- 477-46-SA**—Westinghouse Laundromat, Model CM 1-4—consideration as to reopening and approval (previously approved on condition for temporary term).
- 252-48-SA**—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1 and 727-1.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 25, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

175-48-A—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—120th street).

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

258-48-A—184 West 231st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Borough of The Bronx.

1005-47-A—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan (reopened March 30, 1948; previously withdrawn).

299-48-A—Pier (Green Street Terminal), foot of Green street (Block 2510, Lot 1), East River, Borough of Brooklyn.

323-48-A—Pier 1, (Prospect Terminal) foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

324-48-A—Pier 2, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

325-48-A—Pier 3, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

379-48-A—402 Atlantic avenue and 92-98 Bond street, southwest corner (Block 183, Lot 34), Borough of Brooklyn.

329-48-A—20-40 Skillman street, west side, 248.79 ft. north of Park avenue and 37-57 Franklin avenue (1st floor); (Block 1885, Lot 23), Borough of Brooklyn.

362-48-A—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

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381-48-A—3044 Westchester avenue, south side, 173.49 ft. east of Buhre avenue and 3047 Buhre avenue (2nd floor); (Block 4196, Lot 6), Borough of The Bronx.

457-48-A—67-77 West 44th street, northeast corner of 6th avenue (Penthouse); (Block 1260, Lots 1 and 5), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, June 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

277-39-BZ—Application of Mary A. Bradley, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7g of the zoning resolution, for a temporary term of years, permitting in a business use district, the maintenance of individual garages for more than five motor vehicles; premises 25-12 to 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens.

705-41-BZ—Application of Idella R. Koechel, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

1024-41-BZ—Application of Minnie Weinstein, applicant and owner, reopened May 11, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

415-47-BZ—Application of De Pace and Juster, applicants, on behalf of Beppo Realty Corp., owner, reopened April 6, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage and motor vehicle repair shop for more than five motor vehicles, using more than the area permitted (previously granted by the Board); premises 2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

416-47-A—2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx (reopened April 6, 1948).

846-47-BZ—Application, August 26, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Community Founders, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, office, auto laundry, lubritorium and motor vehicle repair shop; premises 67-53 164th street, and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens.

250-48-BZ—Application, March 23, 1948, under section 7e of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Irving Glaser, owner, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre; premises 70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

847-47-A—67-53 164th street and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—69th avenue).

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

989-47-BZ—Application, November 14, 1947, under section 7c of the zoning resolution, of Herman Kron, applicant, on behalf of 61-44 Fresh Meadow Road, Inc., owner, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubritorium and auto laundry; premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

228-48-BZ—Application, March 15, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Simon V. Cohen, owner, to permit in a business use, D area district, the extension to existing building, using more than the area permitted; premises 2464-2466 (2674 displayed) Flatbush avenue, west side, 160 ft. north of Avenue U (Block 8542, Lot 67), Borough of Brooklyn.

273-48-BZ—Application, March 29, 1948, under section 7e of the zoning resolution, of Voorhees, Walker, Foley and Smith, applicants, on behalf of Union Square Sav-

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ings Bank, owner, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank); premises 20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

291-48-BZ—Application, April 2, 1948, under section 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Henry Kahan, owner, to permit in a residence use, G. area district, the projecting bay window and vestibule into the required front yard and an open terrace projecting into the required rear yard; premises 311 Beach 147th street, west side, 100 ft. north of Neponsit avenue (Block 749, Lot 35), Neponsit, Borough of Queens.

372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

295-48-A—2911-2917 Atlantic avenue and 255 Warwick street, northeast corner (Block 3952, Lots 1 and 47), Borough of Brooklyn.

23-37-SA—Silent Heet Oil Burner (reopened January 20, 1948 re approval of Model C).

203-48-SM—Pennsylvania Range Boiler Co. Obround 275 Gallon Fuel Oil Tank.

139-47-SM—Laneri Bros. Cement and Cinder Blocks (reopened September 23, 1947 to include additional sizes).

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

356-48-A—53-02 29th street, west side, 15.09 ft. south of Review avenue (Block 294, Lot 106), Long Island City, Borough of Queens (under section 35, General City Law re bed of mapped street—29th street).

77-48-A—519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2266, Lot 42), Borough of The Bronx.

287-48-A—88-40 192nd street, west side, 335 ft. south of Hillside avenue (Block 10456, Lot 36), Hollis, Borough of Queens.

284-48-A—421-429 West 33rd street, north side, 292 ft. west of 9th avenue (Block 731, Lot 54), Borough of Manhattan.

295-48-A—240 Kent avenue, southwest corner of North 1st street (basement); (Block 2377, Lots 9, 11 and 12), Borough of Brooklyn.

314-48-A—167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

374-47-A—287-295 Amsterdam avenue and 170 West 74th street, southeast corner (Block 1145, Lot 61), Borough of Manhattan (reopened and restored to calendar March 2, 1948; previously withdrawn).

687-47-A—115-11 to 115-13 Rockaway Beach boulevard, south side, 60 ft. east of Beach 116th street and 192 Beach 116th street (Block 660, Lot 4), Rockaway Beach, Borough of Queens (reopened and restored to calendar February 17, 1948; previously withdrawn).

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1948, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 8, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

548-47-BZ—Application of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubratory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

309-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Domenick Salzone, owner, reopened November 5, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard (previously granted on condition for parking and storage for two years); premises 125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

370-41-BZ—Application of Lama and Proskauer, applicants, in behalf of Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee), reopened September 9, 1947, under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board); premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

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312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

36-48-BZ—Application, January 13, 1948, under sections 7e, 7A and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Rabinowitz, owner, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubritorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection; premises 65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

343-48-BZ—Application, April 15, 1948, under sections 7f and 7e of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of 1412 Webster Ave. Corp., owner, to permit in a business use district, the erection and maintenance of a storage garage for more than five motor vehicles (trucks) and for the storage of plumbing parts; premises 1410 Webster avenue, east side, 50.16 ft. south of St. Pauls place (Block 2896, part of Lot 5), Borough of The Bronx.

355-48-BZ—Application, April 19, 1948, under section 7e of the zoning resolution, of Harry Hurwit, applicant, on behalf of Alfred H. Adler, owner, to permit in a residence use district, the change in occupancy from heretofore converted class "B" multiple dwelling to heretofore converted class "B" multiple dwelling and store (in basement); premises 209 West 78th street, north side, 123 ft. west of Amsterdam avenue (Block 1170, Lot 27), Borough of Manhattan.

391-48-BZ—Application, April 22, 1948, under section 7h of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Hotel Taft Corporation, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 30 East End avenue and 534 East 81st street, southwest corner (Block 1577, Lot 27), Borough of Manhattan.

403-48-BZ—Application, May 4, 1948, under sections 7c and 21 of the zoning resolution, of William I. Hohauser, applicant, on behalf of Myer 1890 Bottling Co., Inc., owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard; premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

413-48-BZ—Application, May 5, 1948, under section 21 of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence, business and unrestricted use district, the erection of more than one building on a lot; premises Block bounded by Newtown road, 49th street, 31st avenue and

Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Woodside Houses); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens.

414-48-A—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens (Woodside Houses); (under section 36 of General City Law re buildings not facing legal streets).

445-48-A—Re Packaging of anti-freeze known as "All State Anti-Freeze" in one quart and one gallon sealed cans in New York City (containers not in conformity with Administrative Code requirements).

188-46-SA—Toridheet Pressure Atomizing Oil Burner.

883-47-SA—Middleton Oil Burner.

59-48-SA—Jetronic Oil Burner, Model JBO-1.

122-48-SA—Lundt Line Pressure and Power Burner (Gas Conversion Burner).

809-47-SA—Roberts-Gordon Gas Burners, Models 400-Z-2, Model H and PH.

1026-47-SA—Breese Horizontal Oil Burners, Models HB7LCHS, HB7DGR, HB7DGS, HB7DHS, HB7-LCGR and HB7LCGS.

978-47-SM—Stylon Tufkote Micro Cut Fibers and Stylon Adhesive #3.

605-47-SA—Eisenberg Drying Oven (Gas Fired).

150-48-SA—Shafco Hanging Oil Fired Unit Heater.

HARRIS H. MURDOCK, *Chairman*.

JUNE 8, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 8, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

243-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

267-48-A—505 Bay street, northeast corner of Wave street (Block 488, Lot 1), Stapleton, Borough of Richmond (under Section 35, General City Law re bed of mapped street—proposed widening of Bay street).

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

JUNE 15, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 15, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

288-34-BZ—Application of Burke, Morrison & Green, applicants, on behalf of Cross Bay Blvd., Inc., owner, reopened April 6, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

44-35-BZ—Application of Arthur Haaren, applicant, on behalf of Kesbec, Inc., owner (Arthur O. Leuck, lessee), reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

1058-47-BZ—Application, December 11, 1947, under sections 7e and 21 of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Bernedetta Claderone,

owner (Anthony Butera, lessee), to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway; premises 670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 15, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 22, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

926-47-A—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Bedell street).

464-48-A—18-13 Flushing avenue, northeast corner of Seneca avenue (Block 3410, Lot Nos. 140, 145, 190 and 215), Maspeth, Borough of Queens (under Section 35, General City Law re bed of mapped streets—Seneca and Montrose avenues).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of May 11, 1948).

74-44-BZ

APPLICANT—William Shary for Rose Lubin, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—375 South 1st street, north side, 63 ft. 4 in. east of Grand street extension and 206 Grand street extension (Block 2399, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: William Shary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (74-44-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district, the maintenance of a motor vehicle repair shop; affecting premises 375 South First street, north side 63 ft. 4 in. east of Grand street extension, and 206 Grand street extension (Block 2399, Lot 23), Borough of Brooklyn, was granted by the Board on May 9, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on July 16, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 9, 1944 as *amended* through July 16, 1946 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7i for a term of two (2) years from the date of this *amended* resolution to permit the maintenance of a motor vehicle repair shop, *on condition* . . . that other than as herein *amended*, the provisions of the resolution of May 9, 1944 shall be complied with in all respects; that a certificate of occupancy shall be obtained."

174-47-BZ

APPLICANT—Renander and Miller, for Jamaica Savings Bank, owner.

SUBJECT—Application for consideration—reopening, extension of time to complete and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—216-19 Jamaica avenue, northwest corner of 217th street (Block 10609, Lots 55 and 56), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Arthur W. Renander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (174-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C and D area district, the extension of an existing building, using more than the area permitted; affecting premises 216-19 Jamaica avenue, northwest corner of 217th street (Block 10609, Lots 55 and 56), Queens Village, Borough of Queens, was granted by the Board on May 6, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 6, 1947, in the following respects:

" . . . that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution; and that the height of the building may be increased to a height not in excess of 28 feet, *on condition* that in all other respects the resolution adopted by the Board on May 6, 1947, shall be complied with (Alt. Applic. 76-47)."

1024-41-BZ

APPLICANT—Minnie Weinstein, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nat Kiemar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 2, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

856-40-SM

APPLICANT—L. J. Reardon, for Hanley Co., owner.

SUBJECT—Hanley Glazed Brick and Tile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (856-40-SM)

WHEREAS, L. J. Reardon, for Hanley Company, owner, filed on August 14, 1940, an application for approval of their material known as Hanley Glazed Brick and Tile (ceramic glazed brick and tile); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

995-40-SM

APPLICANT—Joseph J. Hausner, owner.

SUBJECT—Water-Tite Building Block, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (995-40-SM)

WHEREAS, Joseph J. Hausner, owner, filed on October 14, 1940, an application for approval of their material known as Water-Tite Building Block (concrete block); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

1057-40-SA

APPLICANT—The National Radiator Co., owner.

SUBJECT—National Oil Burner, Series O, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed as being improperly before the Board.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1057-40-SA)

WHEREAS, Charles L. Crouse, for National Radiator Co., owner, filed on November 1, 1940, an application for approval of their appliance known as National Oil Burner, Series O; and

WHEREAS, the burner is manufactured by Williams Oil-a-matic.

Resolved, that this application be and it hereby is *dismissed* as being improperly before the Board.

1088-40-SA

APPLICANT—General Elevator Company, Incorporated, owner.

SUBJECT—General Elevator Co., Inc., Elevator Oil Buffer, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1088-40-SA)

WHEREAS, M. G. Ellingsworth, for General Elevator Co., Inc., owner, filed on November 14, 1940, an application for

approval of their appliance known as General Electric Co., Inc., Elevator Oil Buffer; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

1095-40-SM

APPLICANT—Louis Liggio, owner.

SUBJECT—Plaston (Stucco material), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1095-40-SM)

WHEREAS, Louis Liggio, owner, filed on November 18, 1940, an application for approval of their material known as Plaston (stucco material); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

1096-40-SM

APPLICANT—Louis Liggio, owner.

SUBJECT—Acoustic Plaston (Acoustic plaster), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1096-40-SM)

WHEREAS, Louis Liggio, owner, filed on November 18, 1940, an application for approval of their material known as Acoustic Plaston (acoustic plaster material); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

1155-40 SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Macoustic and Rockwall (Acoustical Plaster), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1155-40-SM)

WHEREAS, National Gypsum Co., owner, filed on December 6, 1940 an application for approval of their material known as Macoustic and Rockwall Acoustical Plasters; and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

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1162-40-SM

APPLICANT—R. K. Esler, for Allegheny Ludlum Steel Corporation, owner.

SUBJECT—Ludlite Bord (Stainless Steel-faced Asbestos Wallboard), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1162-40-SM)

WHEREAS, R. K. Esler, for Allegheny Ludlum Steel Corp., owner, filed on December 10, 1940, an application for approval of their material known as Ludlite Bord (Stainless Steel-faced asbestos wallboard); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

706-40-SM

APPLICANT—Libby-Owens-Ford Glass Company, owner.

SUBJECT—Extrudalite Store Front Metal, approval of.

APPEARANCES—

For Applicant: Joseph W. Wiley.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

790-40-SM

APPLICANT—William J. Plander, owner.

SUBJECT—William J. Plander Solid Concrete and Cinder Blocks, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

855-40-SM

APPLICANT—L. J. Reardon, for Metropolitan Paving Brick Co., owner. (Agent: Fredenburg and Lounsbury).

SUBJECT—Metropolitan Paving Brick Company Glazed Brick and Tile, approval of.

APPEARANCES—

For Applicant: George J. Reilly.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

857-40-SM

APPLICANT—Arketex Ceramic Corp., owner.

SUBJECT—Arketex Ceramic Glazed Brick and Tile, approval of.

APPEARANCES—

For Applicant: George J. Reilly.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1146-40-SM

APPLICANT—Mineralite Sales Corporation, owner.

SUBJECT—Mineralite (protecting pigment and filler for paint), approval of.

APPEARANCES—

For Applicant: David T. Walsh.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

GENERAL RESOLUTION

1464-39-GR

APPLICANT—Neal J. Campbell, Structural Engineer.

SUBJECT—Application for consideration—reopening and amendment of General Resolution—re Approval of Inspection Agencies under rules adopted by the Board under Calendar 1139-39-SR, addition of the inspection agency, Neal J. Campbell, Structural Engineer.

APPEARANCES—

For Applicant: Neal J. Campbell, Rollin Bastress.

ACTION OF BOARD—Application reopened for amendment, to consider an application of Neal J. Campbell as an inspection agency.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, MAY 18, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 20, 1948, were approved as printed in the Bulletin of April 27, 1948, Vol. 33, No. 17.

ZONING APPLICATIONS

1086-46-BZ

APPLICANT—Leonard A. Swarthe, for A. and H. Karsten, Inc., owner.

SUBJECT—Application reopened December 2, 1947—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms.

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PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havenmeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

APPEARANCES—

For Applicant: L. A. Swarthe.

For Opposition: A. S. Kerner and H. Marrone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M. for inspection by a committee of the Board and decision without further argument. Hearing closed.

1064-47-BZ

APPLICANT—Jacob L. Sherwood, for Rochambeau Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: J. L. Sherwood.

For Opposition: A. M. Lamb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M. for further consideration after applicant files revised plans.

239-48-BZ

APPLICANT—Siegel and Green, for Tupton Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the erection and maintenance of a business building (stores) extending from a business use district, into a residence use district, and using more than the area permitted in the residence use, B area district portion of the lot.

PREMISES AFFECTED—1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: H. E. Wier.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1948 at 10 A.M. at request of objector, applicant concurring.

250-48-BZ

APPLICANT—Emanuel M. Glick, for Irving Glaser, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre.

PREMISES AFFECTED—70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel M. Glick and N. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and E. Hoffman, Park Dep't.

ACTION OF BOARD—Laid over to June 2, 1948 at 10 A.M. at request of applicant.

766-28-BZ

APPLICANT—Sol. A. Liebman, for Ida Katz, owner.

SUBJECT—Application reopened March 2, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a term of two (2) years (previously denied for erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—820-838 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the action by the Board of Estimate in making parking and storage lots in business, business 1, retail and retail 1 districts a matter of right for more than five cars, effective May 13, 1948.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Mirdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1437-39-BZ

APPLICANT—Louis B. Siegel, for Max Schuman, owner.

SUBJECT—Application reopened December 16, 1947—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of a gasoline service station, which station was never built).

PREMISES AFFECTED—179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: L. B. Siegel.

For Opposition: M. M. Bressler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Mirdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

971-41-BZ

APPLICANT—Herman Kron, for L.S.R. Realty and Contracting Corp., owner (Jerome Voletzky, lessee).

SUBJECT—Application reopened February 3, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—32-36 Clinton street, west side, 175.1 ft. north of Pierrepont street (Block 238, Lots 65 and 67), Borough of Brooklyn.

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APPEARANCES—

For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the action by the Board of Estimate in making parking and storage lots for more than five cars in business, business-1, retail and retail-1 use districts, a matter of right, effective May 13, 1948.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

4-48-BZ

APPLICANT—Herman Kron and Son, for Anna R. Crossin, owner (Good Neighbor Parking Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business-1 use district, the parking and storage of more than five motor vehicles, for a term of two years.

PREMISES AFFECTED—114-116 West 53rd street, south side, 225 ft. west of Avenue of The Americas (6th avenue); (Block 1005, Lots 42 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the action by the Board of Estimate in making parking and storage lots in business, business 1, retail and retail 1 districts a matter of right for more than five cars, effective May 13, 1948.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

94-48-BZ

APPLICANT—William Nunley, lessee for Shelclin Corp. and Blue Point Terrace Development Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, the parking and storage of more than five motor vehicles for a period of years.

PREMISES AFFECTED—165-01 to 165-07 89th avenue, 88-01 to 88-27 165th street, northeast corner, 165-02 to 165-06 88th avenue and 88-10 to 88-14 166th street (Block 9815, Lots 60, 73, 77 and 155), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur W. Renander.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the action by the Board of Estimate in making parking and storage lots in business, business 1, retail and retail 1 districts a matter of right for more than five cars, effective May 13, 1948.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

274-48-BZ

APPLICANT—Lama and Proskauer, for Philip Panser, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a period of time.

PREMISES AFFECTED—3011-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10 and 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the action by the Board of Estimate in making parking and storage lots in business, business 1, retail and retail 1 districts a matter of right for more than five cars, effective May 13, 1948.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

340-48-BZ

APPLICANT—Freed and Gordon, for Pauline Wurtzel, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—135-22 to 135-24 35th avenue, and 35-02 Linden place, southwest corner (Block 4959, Lot 20), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William S. Freed.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the action by the Board of Estimate in making parking and storage lots for more than five cars in business, business 1, retail and retail 1 use districts, a matter of right, effective May 13, 1948.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

348-48-BZ

APPLICANT—Henry Nordheim, for Edward R. Koch, owner (Michael Weinstein, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles for a temporary period of time.

PREMISES AFFECTED—1521-1535 Southern boulevard and 915 East 172nd street, northwest corner (Block 2977, Lot 168), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn in view of the action by the Board of Estimate in making parking and storage lots for more than five cars in business, business 1, retail and retail 1 use districts, a matter of right, effective May 13, 1948.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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179-39-BZ

APPLICANT—DePace and Juster, Inc., for Board of Transportation, City of New York, owner (Saul and Leonard Haskel, lessees).

SUBJECT—Application (reopened February 17, 1948) re decision of the borough superintendent, under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—167-177 Essex street, west side, 100 ft. south of East Houston street, 207-215 East Houston street and 192 Ludlow street, southeast corner (Block 412, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed, as being improperly before the Board, in view of action by the Board of Estimate in making parking and storage lots in business, business 1, retail and retail 1 districts a matter of right for more than five cars, effective May 13, 1948.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

003-47-BZ

APPLICANT—Louis Canarick and Ben Skudin, lessees, for Russell Sage Foundation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, for a term of years.

PREMISES AFFECTED—9 Lexington avenue and 132 East 22nd street, southeast corner (Block 877, Lot 67), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Theo. Krieger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed, as being improperly before the Board, in view of the action by the Board of Estimate in making parking and storage lots in business, business-1, retail and retail-1 districts a matter of right for more than five cars, effective May 13, 1948.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

25-48-BZ

APPLICANT—65th Land Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles, for a period of time.

PREMISES AFFECTED—65-30 to 35-38 Austin street, southeast corner of 65th road (Block 3104, Lots 86 and 88), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Stanley L. Ohlbourn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed, as being improperly before the Board, in view of the action by the Board of Estimate in making parking and storage lots in business, business-1, retail and retail-1 districts a matter of right for more than five cars, effective May 13, 1948.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

530-41-BZ

APPLICANT—Lama and Proskauer, for Anna Scardino, owner.

SUBJECT—Application reopened June 3, 1947—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle and repair shop and office (previously withdrawn).

PREMISES AFFECTED—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael V. Scardino.

For Opposition: Margaret J. Moran.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (530-41-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, for a term of years, the erection and maintenance of a gasoline service station, affecting premises 85-42 57th avenue and 57-02 Van Horn street, southeast corner (Block 2882, Lots 10 and 11), Elmhurst, Borough of Queens, was withdrawn on March 2, 1942; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repair shop and office; and

WHEREAS, this case was reopened by vote of the Board on June 3, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 18, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Van Horn street is in residence and business use, D area and Class 1 height districts; 57th avenue and the site are in a business use, D and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1947, re N.B. 94-46, reads:

"1. The proposed erection of a gasoline service station, auto laundry, lubritorium and minor repairs in a business district is contrary to Art. II, sec. 4a (46, 29) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, on which is located a one-story structure 41.24 ft. by 24.22 ft. (frame) used as an office and 2-car garage, which has been illegally used as a motor vehicle repair shop; that it is proposed to demolish

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the existing frame structure and erect a building 64 ft. front by 28 ft. in depth, one story, 13 ft. 6 in. in height, of Class 3 construction, to be used as a gasoline service station, auto laundry, lubritorium, motor vehicle repair shop and office; and

WHEREAS, the applicant contends that the premises are suitably adapted for a gasoline station because of the increased automobile traffic and there is decided need for this use in this area; that in Block 2881, Lot 1 is a former gasoline service station, not now in use as such, erected under Fire Department plan #735-1924; on Lot 30, Block 2881 is a one-story brick garage and a two-story factory; that on the same side of the street as subject site in the same block on Lots 1 and 5 are factories; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f thereof for a term of fifteen (15) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received May 1, 1947" (4 sheets), *on condition* that all existing buildings on the premises shall be removed and the plot leveled substantially to the grade of the surrounding streets; that the accessory building shall be constructed as shown and shall comply in all other respects with the requirements of the Building Code; that the boilerroom shall be separated from the balance of the building, of fireproof construction and enterable only from the exterior; that there shall be a wall not less than 6 feet in height, extending from the accessory building to the existing building line of Van Horn street; that such wall shall be of masonry agreeing with that of the accessory building and shall be face brick on both sides and properly coped; that a similar wall shall be erected from the accessory building to the street building line of 57th avenue, except that such wall may be 4 feet in height with an ornamental iron fence to a total height of not less than 6 feet; that there shall be erected within the building line at the intersection a block of concrete, which may be segmental in shape and not less than 12 inches in height, extending for a distance of not less than 5 feet along the building lines; that pumps shall be not nearer than 10 feet to the building line of 57th avenue and not nearer than 10 feet to the proposed building line of Van Horn street; that where not occupied by accessory buildings and pumps, the premises shall be surfaced with concrete, tarvia or other suitable reasonably impervious surfacing; that the number of gasoline tanks shall not exceed four 550 gallon tanks; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the building line of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend not more than 4 feet beyond the building line and may be a two-faced sign; that minor repairs may be permitted under section 7i with hand tools only, excluding all heavy repair work; that skylights erected within the roof of the accessory building shall be not nearer than 10 feet to the side line on the east; that the portion of the premises along Van Horn street proposed to be widened for a distance of approximately 5 feet shall be similarly paved and shall not be occupied for any equipment; that curb cuts shall be restricted to two to Van Horn street, not exceeding 30 feet in width each, no curb cut to be nearer than 5 feet to the side lot line as extended, and one curb cut to 57th avenue, not exceeding 30 feet in width and not nearer than 5 feet to the side lot line to the south as extended; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

464-47-BZ

APPLICANT—Lama and Proskauer, for American Auto Parts Co., owner (Domenico Palumbo, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices.

PREMISES AFFECTED—112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Fred W. Riess and Benjamin Alter.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (464-47-BZ)

WHEREAS, Lama and Proskauer for American Auto Parts Co., owner (Domenico Palumbo, lessee) filed an application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices, affecting premises 112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner, and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 18, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 112th street is in residence and business use, D area, Class 1 height districts; 113th street, Atlantic avenue and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated February 18, 1948 on Alt. Applic. 2936-46 reads:

"1. The extension of an existing gasoline service station, motor vehicle repair shop, machine shop, sales and storage of auto parts, and offices so as to be used as a gasoline service station, machine shop, sales and storage of auto parts, auto laundry, motor vehicle repair shop, brake testing, wheel alignment, and offices, all in a residence zone, is contrary to Art. 2, sec. 3, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.25 ft. frontage by 98.53 ft. in depth, irregular, on which is located a gasoline service station with a frontage of 80.05 ft. on Atlantic avenue and a depth of 97.57 ft. with a building 96.99 ft. deep and 80.05 ft. wide, irregular, one story, 14 ft. in height, Class 3 construction, used as a motor vehicle repair shop, machine shop, brake testing, wheel alignment, auto laundry, and additional office; that there will be no curb cuts or entrances to gasoline station on 112 or 113th streets; and

WHEREAS, the applicant contends that the vacant portion of the property has been owned by the present owners since 1937 and 1939 at a time when the zone was unrestricted and the proposed building and use would then have been permitted; that in this area there are several non-conform-

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ing uses; that directly across the street; that block 9320, lots 121 and 124 are improved with a gasoline service station, public garage and automobile repair shop; block 9396, lot 8 is developed with a gasoline service station; that Atlantic avenue is a main automobile artery leading east to west and inasmuch as the use is present the proposed extension will in no way affect the surrounding properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7c thereof, to permit the extension of use as proposed and as indicated on plans filed with this application, marked "Received March 10, 1948," six sheets, on condition that the enlarged premises shall be constructed and arranged as indicated on such plans; that there shall be no openings for motor vehicles to 112th or 113th streets; that a door for exit purposes not over 3 ft. 8 in. in width as shown may be permitted to 112th street; that from the proposed building along 112th street to the street building line of Atlantic avenue there shall be erected a steel picket fence not less than 4 ft. in height on a masonry base; that in front of same there shall be a planted area not less than 10 ft. in width; that the curb cuts to the premises shall not exceed 30 ft. in width to the west but no additional curb cuts to the east; that such new curb cut to the west shall be not nearer than 5 ft. to the street building line of 112th street as extended; that pumps erected shall be not nearer than 10 ft. to the street building line of Atlantic avenue; that the number of gasoline tanks shall not exceed eight (8) 550 gallon tanks; that the premises where not occupied by accessory buildings and pumps and planting shall be paved with concrete or other suitable reasonably impervious paving; that the sidewalks and curbs in front of the premises and on the streets shall be repaired or replaced to the satisfaction of the Borough President; that the extension of the repair work under section 7i as proposed shall consist mainly of motor work but including brake testing and wheel alignment as proposed and excluding all collision work or heavy repairing; that there shall be no windows erected on the rear lot line wall; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and all roof signs but permitting the erection within the building line near the intersection of Atlantic avenue and 112th street as shown of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale but permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

721-47-BZ

APPLICANT—Henry George Greene, for Michael Vasti and Sol and Sadie Gross, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard.

PREMISES AFFECTED—185 East 109th street, and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Greene and Michael Vasti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Klemert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (721-47-BZ)

WHEREAS, Henry George Greene for Michael Vasti, Sol Gross and Sadie Gross, owners, filed July 29, 1947 an application under section 7e of the zoning resolution to permit in a business use, B area district, the change in use from private garage (erected for use of tenants of buildings) to marble work shop, without the required rear yard, affecting premises 185 East 109th street and 1984-1988 3rd avenue, northwest corner (Block 1637, Lots 33 and 132), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, December 9, 1947, after due notice by publication in the Bulletin, and laid over from time to time to May 18, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that East 109th street and Third avenue are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated July 17, 1947 on amendment to Alt. Applic. 301-47 reads:

"A-1. Proposed alteration is not acceptable as this is the legal yard for adjoining buildings on Third ave. Note: This building was erected as a private garage for use of the tenants in these buildings and the change in use is in violation of Sec. 4(a) 39 of the Zoning Resolution; further as a C of O is requested complete floor plans."

and

WHEREAS, this applicant states that the premises consist of a plot, 95 ft. frontage by 60 ft. 11 in. in depth, on which is located a building covering the entire plot, 1st floor; typical floor, 50 ft. 2 in. front by 60 ft. 11 in. in depth, 1 and 4 stories, 13 and 40 ft. in height, of Class 3 construction, presently used as a tenement, stores and marble works; that it is proposed to change the use of private garage for use of tenants of building to marble works shop; and

WHEREAS, the applicant contends that the existing premises is composed of a multiple dwelling with the rear yard of the said multiple dwelling covered with a one story structure, which was originally erected to house a five car garage; that for the past 12 years this rear portion which faces East 109th street has been used as a marble works; that the present owner bought the property with the understanding that he had the approved use as a marble shop and was not aware of the fact that this use was illegal until a separate sale was negotiated for the tenement portion last fall; that it was at this time that the purchaser of the tenement portion discovered that his building would be in violation of the zoning regulation requiring rear yards for the tenement house; that an agreement was then made between the owner of the business portion and the owner of the multi-family portion whereby no additional building was to be built in the height of the business portion, so that the tenement could always be assured of a legal rear yard; that in the entire twelve years that the premises has been used as a marble works, there has been no evidence of any complaints from neighborhood; and

WHEREAS, the applicant has exhibited a deed from Sol and Sadie Gross to Michael Vasti, for the premises involved herein, such deed having been duly recorded in the Reg-

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ister's Office under date of May 5, 1948, liber 4568, Page 256; and

WHEREAS, the applicant changed the basis of his appeal from section 21 to section 7c of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof for a term of five (5) years to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received November 14, 1947" (3 sheets); that this application refers only to the premises in the rear, having a frontage of approximately 45 feet and one story in height; that such premises shall be maintained only as proposed, as a marble work shop; that the equipment contained therein shall not be increased; that there shall be no storage of materials of any nature on the public thoroughfare beyond the building line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building remains under the same ownership as the adjoining apartment house facing Third Avenue and continues to serve for required light for the rear windows of such apartment house over the roof of this building; that no windows shall be constructed in the rear or side lot line walls to the west; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

1060-47-BZ

APPLICANT—Sweedler, Schulman and Andron, for Sadye E. Blumberg, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house.

PREMISES AFFECTED—310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Sweedler.

For Oppostion: Reuben Nuesbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock; Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1060-47-BZ)

WHEREAS, Sweedler, Schulman & Andron for Sadye E. Blumberg, owner, filed December 11, 1947 an application under section 7a of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used for the cooling and storage of freshly slaughtered cattle in conjunction with adjoining slaughter house, affecting premises 310 Christopher street (avenue), west side, 100 ft. north of Dumont avenue (Block 3777, Lot 40), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin, and laid over to May 18, 1948, for inspection and decision by the Board without further argument; and

WHEREAS, the district maps accompanying the zoning

resolution show that Christopher street is in residence and business use, C area, Class 1 height districts; Dumont avenue is in a business use, C area Class 1 height district; and the site is in a residence use, C area Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated November 17, 1947 on N.B. Applic. 1002-47 reads:

"1. Proposed erection of two story commercial structure for use as beef cooler and storage locker within a residence use district violates Art. 11, Sec. 3 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, on which is located a one story brick building 13 ft. 2 in. by 35 ft. 2 in. used for the storage of live cattle; that it is proposed to erect a building 20 ft. front by 60 ft. in depth, two stories, 23 ft. 10 in. in height, of Class 3 construction, to be used for cooling and storage of freshly slaughtered cattle; that the building is to be used in conjunction with adjoining slaughter house; and

WHEREAS, the applicant contends that adjoining these premises to the south on a plot 100 ft. by 100 ft. are several buildings used as slaughter houses and cooling and storage facilities; that this new building is to be used in conjunction with the operation of these slaughter houses; that these premises have been in the present ownership for approximately 20 years; that the existing building has been used in conjunction with the corner buildings; that these buildings have been in existence for over 50 years and have been used together and operated by the same family; that it was an intention during the war to erect this proposed building, but because of lack of materials no work was done; that the U. S. Department of Agriculture now insists that these additional cooling facilities be provided in order to permit us to use the slaughter houses to their full capacity; that the use district on Christopher street was unrestricted until July 31, 1947 and was then changed to a residence district; that shortly before July 31, 1947 when the proposed use district amendment (C.P. 4952) was brought to the attention of the owner of the property in question, a formal protest was duly filed with the Board of Estimate objecting to the inclusion of the lot in question in the residential area and requested in the alternative that the proposed business use be extended an additional 25 ft. so as to include the above lot; that in view of the fact that less than the required 20% of the owners filed protests, this owner's protest was automatically rejected and the amendment became final and effective; and

WHEREAS, there are two buildings owned by this concern facing Stone avenue on Lot 3, one is 25 ft. in width, which has C.O. C99185/40, which provides for the cellar for ordinary use; 1st floor, store and one family; 2nd floor, steam laundry; the certificate of occupancy gives this building a width of 22 ft., whereas it should be 25 ft.; that on the same lot is a building which has Certificate of Occupancy No. 101438/41, in which the cellar is permitted to be occupied for the storage of hides, which the Committee on Inspection found so occupied, and on the first floor for stores, second floor for factory; this certificate of occupancy is also defective in that it refers to the building as having a width of 25 ft. instead of 60 ft.; the record also indicates there is a certificate of occupancy for the building at 308 Christopher street, which is the next building north to the one which is the subject of this application; that certificate of occupancy is No. 115338/46 and provides for occupancy of the cellar for storage of skins and for the first floor for storage of skins, but it is not so occupied; that certificate of occupancy should also be corrected; the main buildings at the corner of Dumont and Christopher street, occupied by this concern, apparently approved under Alt. 1041/39: Cellar, storage, refrigerating, etc.; 1st floor, slaughter-house; 2nd floor, offices, and which appears to have no certificate of occupancy; and

WHEREAS, the Committee on Inspection recommended that the application should be granted under certain conditions,

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noting that the lot in question while it is in a residence district, is already occupied by a small building at the rear which is used for the storage and killing of live stock; this group of buildings under the same ownership is occupied in whole or in part for slaughtering business and the lot on which it is proposed to erect a refrigerator building is between buildings now occupied by the business; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7a of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7a, to permit the extension of use as proposed and as indicated on plans filed with this application, marked "Received December 11, 1947" (4 sheets), *on condition* that the building as proposed for refrigeration shall not exceed the height and area as shown and shall be used only for the purposes proposed in conjunction with the adjoining buildings to the south under the same ownership and control; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

84-48-BZ

APPLICANT—Lama and Proskauer, for Samuel L. Benjamin and Clara Benjamin, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office, and sales.

PREMISES AFFECTED—38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (84-48-BZ)

WHEREAS, Lama and Proskauer, for Samuel L. Benjamin and Clara Benjamin, owners, filed January 30, 1948, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales, affecting premises 38 to 48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin, and laid over to May 18, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show the Pennsylvania avenue, Fulton street and the site are all in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 22, 1948, re N.B. Applic. 1824-47, reads:

"1. Proposed gasoline service sta. Lubritorium, Minor repairs, laundry, office and sales in a business use district is contrary to Art. II, Sect. 4(a) subd. 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, presently vacant; that it is proposed to erect a building 50 ft. front by 30 ft., 2 in. in depth, one story 14 ft. in height, of Class 3 construction, to be used as lubritorium, auto laundry, office and sales of auto accessories and minor repairs; that it is proposed to install six 550 gal. gasoline storage tanks and six approved type dispensing pumps; and

WHEREAS, the applicant contends that the two street facades will be of modern design and will improve the appearance of the entire section, as well as fitting in with the possible future modernization of this section; that Pennsylvania avenue is the connecting highway between the termination of Grand Central Parkway on the north and Belt Parkway about a mile to the south; that the property immediately adjacent to the south, Block 3669, Lot 22 is developed with an auto repair shop; that the property across the street, Block 3770, Lot 18, is developed with a gasoline station and parking; that the other nonconforming uses in affected area are as follows:

Block 3669, Lot 13—Garage for more than five cars

Block 3770, Lot 9—Garage for more than five cars

Block 3770, Lot 1—Parking for more than five cars

Block 3660, Lot 30—Parking for more than five cars

Block 3669, Lot 2—Garage

Block 3659, Lot 15—Gasoline service station.

that there is an elevated railroad on Fulton street and a trolley line making the street dark, noisy and unsuitable for dwellings; there are not enough dwellings to support stores and the main shopping center is now in Atlantic Avenue; that the site in question is subject to deed restrictions brought about by the new subway installed at this point; that the buildings and use contemplated will comply with these restrictions in every phase and the Board of Transportation's approval will be secured before erection of this building and use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7f and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i thereof for a term of ten (10) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received January 30, 1948" (3 sheets), *on condition* that the premises shall be leveled substantially to the grade of the surrounding streets and shall be constructed and arranged as indicated on such plans; that the accessory building shall comply with the requirements of the Building Code therefor; that the boiler room shall be separated from the balance of the building by fire-proof construction, except that the ceiling may be fire-retarded; that there shall be no windows opening on the south or west lot lines; that along the westerly lot line from the accessory building to Fulton street there shall be erected a brick wall not less than 4 feet in height with an iron railing thereon to a height of 6 feet; that such wall may be reduced to a height of 4 feet within 10 feet of the building line; that pumps shall not be nearer than 10 feet to the building line; that where not occupied by accessory building and pumps, the balance of the premises shall be paved with concrete or tarvia or other suitable reasonably impervious paving; that the number of gasoline tanks shall not exceed six 550 gallon tanks, as shown; that the accessory building shall be arranged as proposed for office, sales, lubritorium and laundry; that minor repairs may also be permitted under section 7i with hand tools only, excluding all heavy repair work; that curb cuts shall be restricted to two to Pennsylvania avenue, not exceeding 30 feet in width each and one to Fulton street of similar width; that at the intersection of Pennsylvania avenue and Fulton street within the building line there shall be erected a block of

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concrete, which may be segmental in shape, not less than 12 inches in height, extending for a distance of not less than 5 feet from the intersection along each building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and on the illuminated globes of the pumps, excluding all temporary and roof signs, but permitting the erection at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend not more than 4 feet beyond the building line; that such sign may have two faces one to each street; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

151-48-BZ

APPLICANT—Alden B. MacNeil, for William Pase, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles.

PREMISES AFFECTED—78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alden B. MacNeil.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (151-48-BZ)

WHEREAS, Alden B. MacNeil for William Pase, owner, filed February 26, 1948 an application under sections 7e and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a building, to be used for the repairs and servicing of more than five (5) motor vehicles, affecting premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin, and laid over to May 18, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard and 51st avenue are in a business use, C area, Class 1½ height district; Hillyer street and the site are in residence and business use, C area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated February 24, 1948 on N.B. Applic. 7011-47 reads:

"1. Repair and servicing of more than 5 motor vehicles in a building located partly in a residence use and partly in a business use district is contrary to Art. 2, Sec. 3 and 4, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 117.84 ft. frontage by 206.58 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 79.16 ft. front (51st avenue) by 108.5 ft. deep, irregular, one story, 17 ft. in height, of Class 3 construction; that the building will be L shaped and front on Hillyer street, 39 ft. 8 in., to be used for the servicing and repairing of more than five motor vehicles; that it is proposed to operate the

repair shop in conjunction with automobile agency located at 79-20 Queens boulevard (Block 2453, Lots 18, 20, 23 and 25); and

WHEREAS, applicant contends that the building is flanked on the corner by a gas station and on the north by an iron fabricating company; that there is also a gas station across Hillyer street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7e and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7e and 7i thereof for a term of fifteen (15) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received February 26, 1948" (3 sheets), on condition that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall be used only by the Pase Motors, Inc., occupying the adjacent premises to the east; that no additional building shall be located upon the plot; that the building shall be used only as proposed for repairing and servicing of cars dealt in by that agency; that there shall be no windows installed on the interior lot lines to the west and south; that any windows installed on the northerly lot line shall be fire-proof, self-closing; that curb cuts shall be restricted to two to 51st avenue, not exceeding 15 feet in width each and one to Hillyer street of similar width; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

230-48-BZ

APPLICANT—H. M. Cole, for Giacomo Rosasco, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension of existing business use into the residence portion of the lot.

PREMISES AFFECTED—97 MacDougal street, west side, 99 ft. 8¼ in. north of Bleecker street (Block 542, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (230-48-BZ)

WHEREAS, H. M. Cole, for Giacomo Rosasco, owner, filed March 16, 1948, an application under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension of existing business use into the residence portion of the lot affecting premises 97 MacDougal street, west side, 99 ft. 8¼ in. north of Bleecker street (Block 542, Lot 52), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 18, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Bleecker street is in a local retail use, C area and Class 1¼ height district; MacDougal street and the site are in residence and local retail use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1948, re Alt. Applic. 1772/47 reads:

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"1. Proposed extension of business use into a residential district is in violation of Article 2, Sec. 3 of the Zoning Resolution and is therefore not acceptable."

and

WHEREAS, the applicant states that the premises consist of a plot 21 ft., 7¼ in. front by 75 ft. in depth, on which is located a building 21 ft. 7¼ in. front by 50 ft. 6 in. in depth on basement level, 40 ft. 6 in. deep on 2nd, 3d and 4th floors, 51 ft. in height, Class 3 construction, used as restaurant, store and one family dwelling; that it is proposed to alter the existing basement, 1st and 2nd floors, eliminating the basement and making the building five stories in height with owner's restaurant on 1st floor; owners apartment on 2nd floor and two apartments each on the 3rd, 4th and 5th floors; that it is proposed to remove existing extension at rear and construct a new extension of masonry walls and fire-retarded ceiling, having a height of 10 ft. 6 in. above the curb grade; that proposed extension will be 20 ft. 11 in.; that it is further proposed to alter the 1st and 2nd floors of the facade of the building, constructing a new wall with marble and glass front for restaurant on 1st floor; that the building will be 61 ft. 5 in. in depth on 1st floor, 40 ft. 6 in. on 2nd, 3d, 4th and 5th floors, 51 ft. in height, of Class 3 construction; and

WHEREAS, the applicant contends that the proposed extension in rear yard will not in any way be detrimental to the block ventilation of the block nor obstruct the light and ventilation of the adjacent buildings; that almost every building on both sides of MacDougal street between Bleecker and West 3d streets has existing stores in basement or on first floor; and changes in character proposed for the front of the building in question, which includes the elimination of the basement condition and the business use on existing first floor and the removal of the unsightly stoop, fire-escapes and cornice from the front of the building will be a decided improvement in appearance and may act as an incentive to the merchants and owners of the aforementioned business establishments to follow suit in modernizing the fronts of their premises; that the present owner has operated the restaurant in the basement of the premises for eight years and prior to that time the premises had been occupied as a restaurant for nineteen years; that he has found there is a need for modernizing his restaurant and for additional seating space as well as larger kitchen accommodations; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of area as proposed and as indicated on plans filed with this application marked "Received March 16, 1948," four sheets, "Received March 31, 1948," ten sheets, and "Received April 2, 1948," one sheet, and to reconstruct the building as proposed *on condition* that the building shall not be further increased in height or area; that the business use of the premises shall be reduced so that the only portion of the building to be occupied for business shall be the new first floor and the cellar; that the amount of advertising signs permitted on the building shall not exceed those now in use; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

533-47-A

APPLICANT—Lama and Proskauer, for Anna Scardino, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10-11), Elmhurst, Borough of Queens (Under section 35, General City Law re bed of mapped street—proposed widening of Van Horn street).

APPEARANCES—

For Applicant: Alfred A. Lama and Michael V. Scardino.

For Opposition: Margaret J. Moran.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative0

THE RESOLUTION (533-47-A)

WHEREAS, Lama and Proskauer for Anna Scardino, owner, filed May 1, 1947 an application pursuant to section 35 of the General City Law, for permission to erect a structure in the bed of a mapped street (Van Horn street), affecting premises 85-42 to 85-44 57th avenue and 57-02 to 57-10 Van Horn street, southeast corner (Block 2882, Lots 10 and 11), Elmhurst, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 8, 1947 on N.B. Applic. 9794-46, reads:

"2. The erection of a structure in the bed of a mapped street is contrary to Art. 3, sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the building will be 1 story, 13 ft. 6 in. in height, 64 ft. by 28 ft. in area, of Class 3 construction, on a lot 50 ft. by 100 ft. in area, in a business use D area Class 1 height district, used and occupied as a gasoline service station, auto laundry, lubritorium, minor motor vehicle repairing and office—3 persons; and

WHEREAS, the applicant states that the site is improved with a one story frame structure housing an office and two car garage; that it is proposed to demolish this structure and construct a new masonry building to house an office, sales of automobiles, repairs and an auto laundry; and

WHEREAS, the applicant contends that the maps in the Topographical Bureau indicate a proposed street widening of approximately 5 ft. on Van Horn street; that as the proposed structure will be located on the northeasterly portion of the plot there will be no interference in the event of the widening of Van Horn street, that no pumps or tanks will be installed in the area to be taken by the city; that it is therefore requested that this application be granted for a period of ten years; and

WHEREAS, the Board is in receipt of a communication dated April 23, 1948, from the President of the Borough of Queens, advising that the final map adopted by the Board of Estimate and Apportionment on October 17, 1909 shows Van Horn street proposed to be 60 ft. in width; that the street, however, is not physically improved for its full mapped width; that the Final Map indicates a widening of 5 ft. more or less on the northeast and southwest sides, that there has been a proceeding instituted to acquire title for the proposed widening.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 9794-46, objection 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the portion of the plot along Van Horn street to a width of approximately 5 ft. as shown on the City Map for future street widening: shall not be built upon but may be used in connection with the proposed gasoline service station, variance for which has been granted by the Board this day under Cal. 530-41-BZ, *on condition* that the requirements thereunder shall be complied with.

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101-48-A

APPLICANT—Lama and Proskauer, for American Auto Parts Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—112-10 to 112-20 Atlantic avenue and 94-02 to 94-10 113th street, southwest corner (1st floor); (Block 9398, Lots 5-7), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Fred W. Riess and Benjamin Alter.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (101-48-A)

WHEREAS, Lama and Proskauer for American Auto Parts Co., owner, filed January 29, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises 112-10 to 112-20 Atlantic avenue, and 94-02 to 94-10 113th street, southwest corner (Block 9398, Lots 5 and 7), Richmond Hill, Borough of Queens; and

WHEREAS, Order 18856-LF issued by the fire commissioner January 17, 1947 and referred to in a decision of the fire commissioner dated January 6, 1948, reads:

1. Arrange iron bars on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purposes of egress as per section 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is two stores, 27 ft. in height, 120.05 ft. by 96.99 ft. in area, at 1st floor, 41 ft. by 82 ft. in area at 2nd floor, of class 3 construction, erected in 1940, located in a residence use D area class 1 height district, used and occupied since 1940 as follows: cellar—storage and boiler room; 1st floor—machine shop, gasoline station, auto repairing, store, sales and storage of auto parts—20 persons; 2nd floor—office; that the building is equipped with one 3 ft. wide wood stairs, wood enclosed, equipped with wood self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the iron bars referred to in the fire commissioner's order occur only in the two windows in the southeasterly portion of the building occupied as a machine shop by not more than five persons; that these detention type windows were approved in the original plans under N.B. 5786-40 and C.O. 30532 issued; that this type of window is necessary in the machine shop for burglary protection; that since there are only five occupants in this portion of the building, the exits as indicated on plans filed with this appeal are adequate.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the fire commissioner as to Order 18856-LF, and that the application be and it hereby is granted, as to Item 1, on condition that the exits as indicated on plan filed with this appeal marked "Received March 12, 1948" from the spaces along 113th street shall be maintained; that the two windows that are now barred shall have the bars arranged as to be openable from the inside in case of emergency; that no additional windows shall be barred; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 464-47-BZ.

MATERIALS AND APPLIANCES SUBMITTED
FOR APPROVAL

895-40-SM

APPLICANT—Hollup Corporation, owner.

SUBJECT—Hollup Welding Electrodes, Grades Sureweld "B" and "N", approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (895-40-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 15, 1948.

Re: Cal. 895-40-SM

Subject: Hollup Welding Electrodes, Grades Sureweld "B" and "N", Approval of.

The Hollup Corporation of Chicago, Illinois, filed on September 9, 1940 an application with the Board of Standards and Appeals for approval of the Hollup Welding Electrodes, Sureweld "B" Type E-6010, Sureweld "CB" Type E-6011, Sureweld "N" Type E-6012, Sureweld "CN" Type E-6013, Sureweld "F" Type E-6020, Sureweld "A" Type E-6030, Sureweld "UW" Type E-6013 and Sureweld "C" Type 6013.

Description

Sureweld Type "B"—A.W.S. Class E-6010 is a mild steel shielded arc electrode specifically designed to produce welds at high speeds on mild steel in all positions (flat, vertical, overhead and horizontal). Color Identification—white coating; Current—D.C.—reversed polarity (electrode positive).

Sureweld Type "CB"—A.W.S. Class E-6011 is a mild steel shielded arc electrode suitable for welding in all positions (flat, vertical, overhead and horizontal). Color identification—primary (end)—None; secondary (side)—blue; Light gray coating. Current—A.C. or D.C. Reversed Polarity (Electrode Positive).

Sureweld Type "N"—A.W.S. Class E-6012 is a mild steel, high-speed shielded arc electrode used primarily for single-pass welding and fillet welding in all positions (flat, vertical, overhead and horizontal). Color identification—tan coating; Current—D.C. straight polarity (electrode negative) or A.C.

Sureweld Type "CN"—A.W.S. Class E-6013 is a mild steel, shielded arc electrode designed for fillet welding, in all positions (flat, vertical, overhead and horizontal). This electrode is suited to the welding of heavy structural fillets. The smaller diameters are for welding light gauge metal. Color identification—primary (end)—none; secondary (side)—brown; light tan coating. Current—A.C. or D.C. straight polarity (electrode negative).

Sureweld Type "F"—A.W.S. Class E-6020, is a mild steel high-speed shielded arc electrode suited for producing concave horizontal fillets with no undercutting and deep groove welding. Color identification—primary (end)—blue; secondary (side)—none; black coating. Current—horizontal fillets—D.C.—straight polarity (electrode negative) or A.C.; Flat grooves and fillets—D.D. Either polarity or A.C.

Sureweld Type "A"—A.W.S. Class E-6030 is a mild steel shielded arc electrode suited for producing welds in flat "U", "J", and "V" grooves and fillets in the flat position. The coating is a heavy mineral type. Color identification—primary (end)—white; secondary (side)—none; maroon coating. Current—flat position—D.C. either polarity or A.C.; horizontal fillets—D.C. straight polarity (electrode negative) or A.C.

Sureweld Type "UW"—A.W.S. Class E-6013 is a mild steel protected arc electrode, for general purpose welding. Coating—slate gray; color marking: primary

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—none; secondary—brown. Current—A.C. or D.C. straight or reverse polarity.

Sureweld Type "C" is a mild steel electrode giving welds of high tensile and ductility on A.C. current, especially where open circuit voltages are low. Color identification—primary (end) none; secondary (side)—none; coating—brown. Current A.C. or D.C. either polarity.

Inspection and Test

Inspection and test were made of these electrodes at 3357 West 57th Place, Chicago, the plant of the applicant on October 9th and 10th, 1941. The test was not satisfactory. Present at this test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, and J. O. Cavanagh, representing the applicant.

Further tests were made on June 11, 1947 and June 12, 1947. Present at these tests were Commissioner Edwin W. Kleinert and Chief Engineer Leslie V. Huber of the Committee on Test; R. E. Long, A.A. Russell, J. O. Cavanagh and others, represented the applicant.

Test samples in all three positions were made up of base metal plates complying with the specifications A.S.T.M. A-233-45.—beveled as required; the electrodes used were 5/32", 3/16", 1/4" and 5/16" in diameter, flux coated and weigh as follows: Flat position—6; vertical position—4; overhead position—4. The specimens were then machined and broken in a testing machine at the applicant's plant. The results of these tests are on file with this application. In all cases the rupture was clean and inspection of the broken cross-section showed a complete absence of voids and slags. The samples of electrodes met the requirements of the American Welding Society for #10 grade which specified a working stress of 60,000 lbs. psi and an elongation of 20% for non-stress relieved specimens. These electrodes are packed in 50 lb. cardboard containers.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends that flux coated shielded arc Hollun electrodes in the following class types and diameters:

Class	Sureweld		D.C.	
	Type	Diameters	St. Rev.	A.C.
E 6010	B	5/32-3/16-1/4	x	
E 6011	CB	5/32-3/16-1/4	x	x
E 6012	N	5/32-3/16-1/4	x	x
E 6013	CN	5/32-3/16-1/4	x	x
E 6013	UW	5/32-3/16-1/4	x	x
E 6013	C	5/32-3/16-1/4	x x	x
E 6020	F	3/16-1/4-5/16	x x	x
E 6030	A	3/16-1/4-5/16	x x	x

that these electrodes be approved for use in New York City, when used with current and polarity as herein stated, as meeting the requirements of grade 10 of the American Welding Society and Rule 7, subdiv. 2 of the Fusion Welding Rules of the Board of Standards and Appeals in the following types and sizes: Sureweld "B" Type E-6010, "CB" Type E-6011, "N" Type E-6012, "CN" Type E-6013, "F" Type E-6020, "A" Type E-6030, "UW" Type E-6013 and "C" Type 6013.

It is further recommended that each package of welding rods be tagged, labeled or marked, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 895-40-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

315-47-SA

APPLICANT—Automatic Beverage Corp., for Mills Industries, Inc., owner.

SUBJECT—Mills Cup Dispenser, Model 400-C, approval of.

APPEARANCES—

For Applicant: P. T. Seymour, G. H. Thiers and S. F. Tompkins.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (315-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 13, 1948.

Re: Cal. 315-47-SA.

Subject: Mills Cup Dispenser, Model 400-C.

The Mills Industries, Inc., filed on April 9, 1947 an application with the Board of Standards and Appeals for approval of the Mills Cup Dispenser, Model 400-C, under the provisions of C19-96 Administrative Code.

Description

The machine is designed to refrigerate and carbonate water and to dispense carbonated water and syrup into a paper container upon receipt of a proper coin in the coin selector mechanism.

It incorporates a direct drive compression type of refrigerating system containing approximately 36 oz. of freon, refrigerant. The refrigeration system consists of a Mills direct drive condensing unit, two separate refrigerating evaporator coils within a closed area of the dispensing cabinet. The assembly includes 2 1/2-gallon water storage tanks 3 1/4-gallon syrup tanks, water filter, carbonator assembly and water pump assembly, which is controlled by a liquid level switch attached to the carbonator. A faucet dispensing mechanism dispenses the carbonated water, which is mixed with the syrup as it leaves the faucet. The faucet dispensing mechanism is operated by solenoid valves which are supplied current for an adjustable length of time from a cam arrangement on the cup dispensing assembly. The drink is dispensed into a paper cup which is supplied by the cup dispensing mechanism operated by a relay assembly which is controlled by a coin operated switch on the coin chute.

A twenty pound carbon dioxide C.C.C. cylinder with proper regulator is used for carbonating. The cylinder is installed in the cabinet from the front of the machine. The system is self-contained and readily portable and is provided with a plug-in service cord for attachment to a convenient outlet; water connection to the machine is made through flexible copper tubing.

The system is designed for 115 volt, 60 cycle single phase only. The compressor motor rated at 115 volts, 60 cycle, 1/4 h.p. The water pump motor rated at 1/8 h.p., 110 volt, 60 cycle, total load of system 10 or 11 amp. at 115 volts, A.C.

The carbon dioxide cylinder is provided with a pressure regulator. This regulator is set at 105 lbs. p.s.i. A pop type relief valve set at 130 lbs. p.s.i. is provided at the outlet of the regulator. The carbon dioxide is introduced to the syrup pump located in the syrup pump diaphragm. The passing of the carbon dioxide into the syrup pump is controlled by solenoid valve operated from the cam arrangement on the cup dispenser assembly.

The machine is equipped to display a red light and return coins automatically if the supply of cups is out, if the syrup tank is empty and if the incoming water supply is interrupted; controls are also arranged so as

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to light the red indicator and return coins if the CO₂ pressure drops below 85 lbs. or if the overflow container reaches a predetermined level. All electrical equipment complies with the requirements of the Electrical Code of the Department of Water Supply, Gas and Electricity. The machines have been approved by the Underwriters Laboratories, Inc. SA-716-45-C1247.

Inspection and Test

Inspection and test of this device was made at 90 Pine Street, New York City and the device operated as designed. Present at the test were Commissioner Edwin W. Kleinert and Chief Engineer Leslie V. Huber of the Committee on Test, Tom Cavanagh, H. A. Bridfelt, R. W. Goodspeed and A. Roberts, representing the applicant, and provided further that the following recommendations of the Commissioner of Health be complied with—that the syrup tank cover and the syrup pump outlet and syrup cooling pipe be arranged to permit easy cleaning and that the base of the machine be elevated above the floor.

Recommendation

On the basis of the above data and the inspection and test, the Committee on Test recommends the approval of the Mills Cup Dispenser Model 400-C for use in New York City under C19-96F when installed in accordance with this report and the provisions of the Administrative Code as supplemented provided the device bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 315-47-SA," and for use under the permissive provisions of the Rules as adopted by the Fire Commissioner dated June 23, 1941, Circular #3.

It is further recommended that each unit be serviced once a year and that a record card of inspection be affixed to each unit showing such dates of inspection and the name of the inspector.

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

620-47-SM

APPLICANT—United States Plywood Corp., owner.
SUBJECT—Weldwood Flush Veneered Door (Kaylo Core), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (620-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 3, 1948.

Re: Cal. 620-47-SM

Subject: Weldwood Flush Veneered Door
(Kaylo Core) Approval of.

The United States Plywood Corp. of New York City filed on June 20, 1947 an application with the Board of Standards and Appeals for approval of the Weldwood

Flush Veneered Door (Kaylo Core) assembly under the requirements for fireproof doors as provided in C26-610.0 and C26-178.0.b of the Administrative Building Code and Art. 1, sect. 4, subdiv. 10 of the Multiple Dwelling Law.

Description

This door is a flush type single swing composite fire door constructed of an incombustible core to which is bonded chemically impregnated wood edge banding. The assembled core is then surfaced with untreated wood veneer which is bonded thereto. The composite swing door is installed by the same methods as ordinary finished wood doors when installed in interior locations. The single swing composite fire doors described herein are designed for use in protection of openings not exceeding 3 ft. in width and 7 ft. in height, mounted on steel frames and equipped with full mortise or half surface steel hinges and single point locks having latch bars extending at least $\frac{3}{4}$ in. beyond edge of lock case.

The core of the door is made of a mixture of hydrous calcium silicates with an asbestos binder. The core and chemically impregnated wood edge banding is coated with an adhesive, clamped in position and permitted to set. The assembly is then sanded, exposed surface sized and after setting the veneer is applied to the core with special sheet glue then placed in hot press under controlled condition. The door is trimmed to size. Each door was equipped with three $4\frac{1}{2}$ in. ballbearing steel hinges, one door was provided with full mortise and the other with half surface hinges. The hinges were secured to the treated wood edge banding by wood screws extending through the wood banding into the core. A single point lock was installed in each door by mortising the lock and securing it in position with wood screws. Lock set was manufactured by Schlage Lock Company, San Francisco, California. Design Moderne #D 51PO Heavy duty lock-set with $\frac{3}{4}$ " throw, approved by Underwriters Laboratories, Inc., Chicago, Ill.

The door frames were constructed of #14 U.S.S. gauge steel provided with the hinge and lock strike reinforcements. The frames were designed for installation in a brick wall. The wood edge banding top member $\frac{1}{2}$ ", 2 edges $\frac{3}{4}$ ", bottom two pieces $\frac{3}{4}$ " glued up all birch and treated with Protexol Class A fireproof agent, the core had a density of 20 lbs. per cu. ft. and an average modulus of rupture or 150 p.s.i. Veneers $1/28$ " birch faces $1/16$ " cross banding.

Test

A test of this fire wall opening protective assembly was made at the Underwriters Laboratories, Inc., Chicago, Ill. on July 11, 1947. Report filed herewith identified as Retardant 2876, Application #47C232 and witnessed by a committee of the Board, consisting of Commissioner Edwin W. Kleinert and Chief Engineer Leslie V. Huber. These tests were conducted in accordance with the requirements of C-26-610.0. Fire tests of Opening Protective Assemblies, and were in conformity with the standard time-temperature curve and the record indicates that the temperatures were maintained within the 5 per cent. tolerance. The average temperature at the unexposed surface of the door assembly at the end of 30 minutes was 206° and 207° F. from which the initial temperature of 70° F. is subtracted, giving a net increase of average temperature on unexposed sides of the doors of 136° and 137° which is well within the requirements of C26-610.0. At no time was there any passage of smoke or flame. At the end of one hour the opening protective assembly was subjected to the standard hose stream test with no effect on the structural integrity of the assembly.

Recommendation

On the basis of the foregoing data and inspection and test, the Committee on Test recommends the approval of the Weldwood Flush Veneered Door (Kaylo Core)

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for use as an opening protective assembly in fireproof partitions required to have a fire resistive rating of three-quarter hour under Sect. C26-662.0 Admin. Building Code and as a fireproof door having a fire-resistive rating of one hour under Art. 1, Sub. 4, Subdiv. 10 of Multiple Dwelling Law, when constructed and hung strictly in accordance with the specifications set forth herein. No lock other than as used in this test or a similar type shall be inserted in these doors.

The Committee further recommends that all opening protective assemblies manufactured under this approval shall comply with the rules of the Board of Standards and Appeals for inspection and identifying of Opening Protective Assemblies.

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

1015-47-SA

APPLICANT—N. A. Arvins, for Lancaster Heat Transfer Co., Inc., owner.

SUBJECT—Lancaster Oil Burner, Sizes 00, 0 and Sizes 7, and 8 of Models WP, LP, LPH, WPH, BWPH, BWP, BLPH and BLP, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1015-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 16, 1948.

Re: Cal. 1015-47-SA

Subject: Lancaster Oil Burner, Sizes 00, 0, and Sizes 7 and 8 of Models WP, LP, LPH, WPH, BWPH, BWP, BLPH and BLP approval of.

The Lancaster Heat Transfer Company, Inc., filed on November 19, 1947 an application with the Board of Standards and Appeals for approval of the above listed models and sizes of the Lancaster Oil Burner, under the provisions of C19-57.0 Administrative Code, and the Oil Burner Rules of the Board of Standards and Appeals.

Description

The Lancaster Sizes 00 and 0 Models WP and LP oil burner consists of a plate on which is mounted a fan housing containing as an integral part, air baffle vanes, and fan wheel to supply primary air for the proper combustion of the fuel oil.

The inner housing is bolted to the outer housing. The motor is attached to the outer housing. This motor has an extended shaft which carries the fan contained in the inner housing and extends beyond the oil dispenser fitting, at the end of which the oil atomizing cup is screwed on. The shaft is also extended on the motor to receive a sheave (pulley). The bracket is attached to the outer housing beyond which the oil pump is attached. A shaft in the pump carries a sheave. A V belt is put over the upper and lower sheaves to drive

the oil pump. The pump bracket is so cast as to receive the belt guard as shown in the illustration.

The pump used for the No. 00 and 0 burners is Tut-hill, or equal.

The primary air intake is controlled by an air shutter. Between the upper and lower hinge of the burner swing fittings are provided for the suction return line, the pins on the upper and lower hinge are capped up when used for #5 oil. Swing fittings for top and bottom are used when used with #6 oil.

These burners have as an integral part, a relief valve for the relief of any excess pressure, and are equipped with strainer. The strainer basket, has an area of six times greater than the diameter of the supply pipe.

With #6 oil, 750 to 1500 watt electrical approved preheater is used and controlled by a means of a thermostatic device. This preheater is provided with a relief valve to take care of any excessive pressure, from the relief to the return line or may be so connected with the relief valve used as an integral part of the burners.

The electrical preheater may also be connected to a primary approved heat exchanger or any other approved means used for preheating, which is also provided with a relief valve.

Models #00 and 0 burners differ as to capacity. The maximum oil delivery for #00 is 7 gallons per hour, for the #0 burner is 12 gallons per hour. These burners are for use in low or high pressure steam boilers, in capacities of as follows:

No. 7 up to 135 gallons per hour

No. 8 up to 165 gallons per hour

The controls consist of the following:

Oil Regulating Valve

Solenoid electric oil valve operated and synchronized electrically, with Minneapolis-Honeywell over-all relay R114 or R161 A or B, or equal

Minneapolis-Honeywell Pressuretrol L404, or equal

Minneapolis-Honeywell Stackswitch C40, or equal

Minneapolis-Honeywell low water cut-off, or equal

Minneapolis-Honeywell Aquastat, L628 for use with #6 oil or equal.

Nos. 7 and 8 burners are sizes of Models WP, LP, LPH, WPH, BWPH, BWP, BLPH and BLP and substantially the same as sizes 1 to 6 with the exception that the fan housing and fans are larger, and are built for burning oils.

The ignition is gas electric for fully automatic operation, or may be manual for semi-automatic or manual operation.

The burners without pumps are listed as "LP", and with pumps "WP". Where an LP burner is installed with a remote separate motor pump set, an air and oil interlocking device is used to conform with rule 8.6 of the oil burner rules.

Test

The type No. "0" model of the burner was inspected and tested at 123 DeKalb Avenue, Brooklyn. Present at the test were Chief Engineer L. V. Huber, and J. A. Darts of the Committee on Test, and a representative of the manufacturer.

With the oil supply cut off, and a cold combustion chamber the burner was put into operation, and on successive tests the controls functioned to shut the burner down in 45 seconds. The burner was then put into normal operation, and the burner functioned as designed. During the period of tests, there were no flare backs due to faulty ignition, and on examination the combustion chamber showed no undue carbon deposits. A test of the CO₂ contained in the fuel gases indicated not less than 12% throughout the operating range of the capacity of the burner.

Recommendation

On the basis of the inspection and tests, the Committee on Test recommends that the "Lancaster Oil Burner," Nos. 00, 0, and sizes 7 and 8 of types LP and

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WP, LPH, WPH, BWPH, BWP, BLPH and BLP, be approved for use in New York City in domestic and commercial installations, with fuel oil not heavier than #5 cold or #6 preheated, U. S. Department of Commerce standard when installed in accordance with this report, and with the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bear a label permanently affixed reading "Approved by the Board of Standards and Appeals, for Use in New York City under Cal. 1015-47-SA."

(Sgd.) HARRIS M. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

246-48-SM

APPLICANT—Emanuel M. Glick, for Cork Insulation Co., Inc., owner.

SUBJECT—Corinco High Density Cork Tile, (flooring) approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (246-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 15, 1948.

Re: Cal. 246-48-SM

Subject: Corinco High Density Cork Tile
(flooring) approval of.

The Cork Insulation Company of New York City filed on March 22, 1948 an application with the Board of Standards and Appeals for approval of the Corinco High Density Cork Tile (flooring) under the provisions of C26-178.0.b and C26-667.0, subd. 4, of the Administrative Building Code.

Description

Corinco High Density Cork Tile is manufactured from cork which is ground, pressed and baked in molds, producing a homogenous resilient block which is then cut into convenient sizes and thicknesses for application to floors. The cork is obtained from Spain, Portugal or Northern Africa in bales composed of large pieces of bark. These are ground to a definite size which is selected for the best appearance consistent with a dense, firm body, and all fines and rejected dirt, dust and foreign particles are removed, and the bulk density is controlled within definite limits, serving to ensure against the presence of particles heavier than cork.

A predetermined amount of cork is placed in each mold, no binder being required for the reason that the natural resin of the cork plus the method of compressing and baking provides sufficient cohesion, compressed a defined amount, and the entire mold placed in an oven for baking. The shade of the finished tile is controlled by the time and temperature of baking. Three shades are produced, light, medium and dark. The amount of cork used is regulated so that the finished tiles' densities

are in conformance with Federal Specification LLL-T-431 as follows:

Thickness	Shade	Minimum Weight
1/2"	light	13 oz. sq. ft.
1/2"	med.	16 1/2 oz. sq. ft.
1/2"	dark	15 oz. sq. ft.
5/16"	light	11 1/2 oz. sq. ft.
5/16"	med.	10 1/2 oz. sq. ft.
5/16"	dark	9 1/2 oz. sq. ft.

After baking the rough blocks are cooled, split into the thickness desired, and finished by sawing to size, beveled if desired, sanding, final sanding and varnishing to be done after installation on the floor.

Factory check testing of the finished tiles is conducted as follows: (1) To ensure thorough baking and bonding of particles, samples are boiled in water for three hours. Failure of bond is evidenced by swelling and splitting. (2) To ensure the use of clean cork, representative samples are burned to ash in a crucible. The percentage of ash left is an indication of the cleanliness of the cork used, since no binder of foreign ingredient is added and since clean cork has a low ash content. (3) To ensure sufficient firmness and resiliency a cylindrical plunger, having a face area of 1 sq. in. is loaded with weights to simulate the indenting loads likely to be encountered in service. The amount of indentation, and the amount of come-back after removal of load are measured.

The cork tile is finished in thickness of 5/16" and 1/2" and in rectangular sizes from 2" x 2" up to and including 18" x 36".

Inspection and Test

Tests on the integrity of the material were conducted and witnessed by the committee on test for compliance with Fed. Spec. SS-LLL-T-431; also dry wear tests, staining tests and fire-resistance tests which are a part of the record. The result of the fire resistance test indicated that if a fire brand were dropped on this type of flooring it would not cause the fire to spread over the entire floor.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of Corinco High Density Cork Tile (flooring) in sizes and thicknesses as prescribed herein for use as a wearing surface over flooring under C26-667.0, sub. div. 4, Par. a (10.9.2.4)a. Administrative Building Code over floors above grade. When laid over lining felt such felt shall be secured by an approved lignin paste with the cork tile bonded to the felt. On concrete and similar floors, the cork shall be secured by means of an approved adhesive and if cushioning is desired a dry felt base may be provided under the tile which should be secured by means of an approved lignin paste.

All lining felt shall be cut to fit and laid with staggered seams butted and tight with length running across floor boards. After being pasted down the felt should be smoothed down with a linoleum roller, from center out until firm adhesion is obtained. Floors when completed should be weighted down for at least three hours.

It is further recommended that each package, bundle or container of this material shall be stamped, marked or labeled, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 246-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

247-48-SM

APPLICANT—Emanuel M. Glick, for Cork Insulation Co., Inc., owner.

SUBJECT—Corinco Acousticator Board (ceilings), approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (247-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 15, 1948.

Re: Cal. 247-48-SM

Subject: Corinco Acousticator Board (ceilings)—approval of.

The Cork Insulation Co., Inc., filed on March 22, 1948 an application with the Board of Standards and Appeals for approval of the Corinco Acousticator Board (ceilings) under the provisions of C26-178.0.b of the Administrative Building Code.

Description

Corinco Acoustical cork board is used for sound-proofing offices, schools, hospitals, restaurants, swimming pools, etc. or for correcting the acoustics of theatres, churches, auditoriums, radio studios, etc. It is an all cork product in which granules of cork are bonded together into a block by use of heat and pressure without the addition of any external binder. The block, after cooling is cut into smaller units which are then sanded, sized, beveled and painted with Albi R paint. Corinco acousticator board has high sound absorption qualities, its coefficients at 512 cycles being .82, .68 and .51 for 1 3/4", 1 1/2" and 1 1/4" thickness, respectively. Since it is composed entirely of cork, this product is an excellent insulator against heat and cold. Its thermal conductivity is .27 B.T.U. sq. ft. per degree F temperature difference per hour, per inch thickness.

The applicant claims this product has a velvetlike texture, is light in weight, weighing less than 6 lbs. per board foot, has a high light reflection value when painted white, does not collect dust or dirt readily. The tough, resilient character of acousticator enables it to withstand extreme heat without warping. This material is manufactured in three thicknesses, namely 1", 1 1/2" and 2". It is furnished in various sizes, the more common units being 12" x 12", 12" x 18", 18" x 18", 12" x 36".

The material is usually applied to plaster ceilings with a waterproof acoustical adhesive, in certain cases additional toe-nailing with 6d nails is recommended.

Inspection and Test

A test was conducted at Columbia University on a similar cork tiling in a ceiling panel, consisting of nine 12" x 12" x 1 1/2" tiles, fastened by waterproof cement and with four six penny nails toed-in on each side of the tile to a ceiling made up of wood furring strips, metal lath and plaster. For the test the panel was suspended over an air gas burner in a horizontal position with the tile surface down. The temperature at the tile surface was increased in accordance with the standard time temperature table, but with the time intervals halved, so as to reach 1700° F. in 30 minutes. The tem-

perature was then maintained practically constant at 1700° F. for an additional ten minutes. On the removal of the gas burner, there was no flame and the glow lasted one minute and 10 seconds. There was no tendency for the fire to spread beyond the area touched by the burner.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of Corinco Acousticator Board (ceilings) as an incombustible material for use in New York City as sound and heat insulation under the pertinent provisions of the Administrative Building Code. When applied, the tile shall be secured by approved cement and with a six penny nail or equivalent clips on each side. In Class 1 construction, the tile shall be applied directly to the ceiling or partition with all intervening spaces filled with incombustible material. When applied on hung ceilings, the base shall be plaster over metal lath. All containers in which this material is marketed for use in New York City shall be marked or labelled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. #247-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 11:55 A.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 18, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

169-48-A

APPLICANT—Beachmore Corporation, owner (Archibald and Kendall, Inc. and Black Diamond Seed Co., Inc., lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8 Beach street, south side, 95 ft. 1 in. west of West Broadway (Block 190, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Harold Riegelman, Evling W. Solstad and Walter D. Archibald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (169-48-A)

WHEREAS, Beachmore Corporation, owner (Archibald & Kendall, Inc., and Black Diamond Seed Co., Inc., lessees), filed February 27, 1948, an appeal from a decision of the

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borough superintendent, affecting premises 8 Beach street, south side, 95 ft. 1 in. west of West Broadway (Block 190, Lot 39), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated February 26, 1948, re amendment to Alt. No. 1189-44, reads:

"4. Provide an interior stair properly enclosed as a second means of egress. Proposed fire escape contrary to Sect. 271, Labor Law."

and

WHEREAS, the applicant states the building is 8 stories, 104 ft. in height, 27 ft. 2 1/4 in. by 76 ft. 3 in. in area at first floor, 27 ft. 2 1/4 in. by 68 ft. 3 in. in area above on a lot 27 ft. 2 1/4 in. by 76 ft. 3 in. in area, Class 1 construction, located in an unrestricted use, B area, Class 2 height district, erected in 1911, used and occupied since September 12, 1944, as follows: Cellar, storage of spices, 2 persons; 1st floor, shipping of spices, 2 persons; 2nd floor, offices, 7 persons; 3rd floor, packing spices, 3 persons; 4th and 5th floors, storage, no persons; 6th, 7th and 8th floors, grinding spices, 4 persons per floor; that no change in use or occupancy is proposed; that the building is provided with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that the building is equipped with one 3 ft. 8 in. steel stairs with closed risers and cement treads, enclosed in 8 in. masonry wall and with kalamein, self-closing doors and leads from roof bulkhead direct to street; that the building to the east is 8 stories in height and that to the west 6 stories in height; and

WHEREAS, the applicant contends that in 1944 they acquired the property and made an application to permit erection of a fire escape on the front of the premises to provide a second means of egress; that such application was approved October 5, 1944; that due to difficulties in obtaining structural steel it was found impossible to undertake this work and extensions of the application were granted from time to time by the borough superintendent; that compliance would have been had in 1946, but for the illness of the architect; that in 1947 the applicant secured a new architect and application was made to amend the approved alteration so as to provide the proposed second means of egress at the rear of the building; that such amendment was denied and due to amendment of Section 271 of the Labor Law, effective July 1, 1947; that subsequent denials were made by the Borough Superintendent February 6, 1948 and February 26, 1948 and it is from this latter denial that this appeal is taken; that the building is fireproof, exterior walls of brick masonry, steel skeleton construction with reinforced concrete slabs on fireproofed steel beams; that the stairway at the front is a legal fire stair of fireproof construction from cellar to roof and exiting directly to the street at grade; that the elevator runs from cellar to 8th floor, enclosed in 8 in. masonry, complete with fireproof, self-closing doors; that the cellar and first floor cover 100% of the lot; that rear wall above the second floor line sets back 8 feet from the rear property line; that it is proposed to erect a legal fire escape from 1st floor to roof with egress at each floor level by means of fireproof, self-closing door; the fire escape will be connected with the basement by an enclosed fireproof stair; at the 2nd floor line it is proposed to provide lateral access to building to the west by means of a steel balcony connected to present fire escape and balcony located over the first floor fireproof extension of building to the west; that this will offer four means of egress: one to street by means of crossing vacant lot abutting to the west; 2, by entrance to building abutting on the west through open office space to a legal fire stairs thence to street; 3, egress to roof of building abutting on the west, which is connected by legal fire stairs exiting to street and four, access to the extension of a building to immediate south of premises on the west, which building is provided with a fire escape and fire stairs; that the existing construction of the building in question renders strict compliance with such provisions an extreme hardship, as structural modification of the building would be required to provide an exterior fireproof enclosed stairway or an

exterior screened stairway and even if such structural alteration could be made, the size of the lot renders such construction impossible; that due to the dimensions of the building, an enclosed interior stairway from cellar to roof would use up a vast portion of the working space and result in little usable building space; that therefore, it is requested the Board vary the requirements of Section 271 of the Labor Law and permit a combination fire stairs on cellar and first floor levels, plus a fire escape with lateral access as shown on plans filed with this appeal; and

WHEREAS, under Cal. 661-18-S the Board modified an order of the fire commissioner requiring an outside fire escape, on condition that a party-wall fire escape be provided on the rear of each story above the first, connecting with one window in each story of No. 248-250 West Broadway; and

WHEREAS, the applicant states that no party-wall fire escape in accordance with Cal. 661-18-S connecting the building in question with the building at 248-250 West Broadway was constructed; and

WHEREAS, the applicant has filed with this Board a copy of an agreement between the owner of building in question and the 10 Beach Street Corp., owner of #10 Beach Street granting an easement for the egress herein proposed.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the borough superintendent on Alt. Applic. 1189-44, Objection 4, and that the application be and it hereby is granted on condition that an exterior fire escape at the rear shall be erected as proposed and as indicated on plans filed with this appeal marked "Received February 27, 1948," three sheets; that such fire escape shall comply with the requirements of the building code and the State Labor Law for its full height and may exit as proposed by connection to the fire escape of the adjoining building at the second floor level at the west; that the number of occupants of the building shall be restricted to the permitted occupancy of the primary means of exit; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

215-48-A

APPLICANT—A. H. Salkowitz, for Post Community, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—85-51 to 85-55 Little Neck parkway, east side, 38.62 ft. and 78.62 ft. north of 86th avenue and 85-59 Little Neck parkway, northeast corner of 86th avenue (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (215-48-A)

WHEREAS, A. H. Salkowitz for Post Community, Inc., owner, filed March 11, 1948 an appeal from decisions of the borough superintendent, affecting premises 85-51 to 85-59 Little Neck parkway, northeast corner of 86th avenue (Block 8798, Lots 1, 3 and 5), Floral Park, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated February 25, 1948 on N.B. Applications 6599, 6600 and 6601-47 read:

"1. The erection of a wood frame building in the fire limits, is contrary to sec. 4.1.2, B.C.

2. The use of 2 in. beams in the fire limits is contrary to sec. 7.1.4, sub. 7, B.C."

and

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WHEREAS, the applicant states that the premises consist of three separate lots, 38.62 ft., 40 ft. and 40 ft. respectively on Little Neck Parkway, located in a residence and retail use D area Class 1 height district, upon each of which it is proposed to erect a 1½ story frame one family dwelling, 8 ft. in height, 24 ft. 8 in. by 32 ft. 5 in. in area, set back 5 ft. from Little Neck parkway building line, into which setback front entrances will project; that the corner building will be set back from 86th avenue an average of 6 ft.; that the buildings will be so located in the lots as to be not nearer than 15 ft. to the next adjoining building; and

WHEREAS, the applicant contends that these dwellings will be constructed of poured concrete foundations, one story frame walls covered on the exterior with approved J. S. gypsum board and 4 in. brick veneer from top of foundation to plate line on attic floor level; that roofs will be covered with 210 lb. approved type asphalt shingles; that exterior walls above the 1st story will be surfaced with wood siding or asbestos shingles; that these dwellings will be part of a group development being erected in the same area and adjoining the premises under appeal.

Resolved, that the decisions of the borough superintendent as to N.B. Applications 6599, 6600 and 6601-47, Objections 1 and 2, be and hereby are *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall be constructed substantially as proposed and as indicated on plans filed with this appeal marked "Received March 11, 1948," three sheets; that each building shall be restricted to the occupancy of one family; that any garage constructed on any of the lots shall comply with the requirements for a residence E district; that the construction of the dwellings shall comply with the requirements for similar dwellings when constructed outside the fire limits and shall comply with the requirements for a D area zone; that in all other respects, the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto.

10-48-A

APPLICANT—Lama and Proskauer, for William Baier Post 244, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor); Block 1472, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (290-48-A)

WHEREAS, Lama and Proskauer, for William Baier Post 244, filed April 1, 1948, an appeal from a decision of the borough superintendent, affecting premises 449 Saratoga avenue, east side, 41 ft. 6½ in. south of Sterling place (1st floor), (Block 1472, Lot 9), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1948, on Alt. Applic. 863-48, reads:

"1. Frame extension to brick bldg. in fire limits is contrary to sect. 4.1.2. B.C.

2. Frame extension to Class #3 Public Bldg. is contrary to section 4.2.1. B. Code."

and

WHEREAS, the applicant states the building is 2 stories 6 ft. 6 in. height, 20 ft. by 64 ft. 4 in. in area at 1st floor, 2 ft. by 55 ft. in area at 2nd floor, Class 3 construction, erected about 1920, located on a lot 20 ft. by 94 ft. 11½ in. in area, in a business use, C area, Class 1½ height district, and occupied since January 1942: Cellar, ordinary;

1st floor, meeting room, 50 persons; 2nd floor, dwelling, one family; proposed to be used and occupied: Cellar, boilerroom and recreation room, 50 persons; 1st floor, meeting room, 50 persons; 2nd floor, dwelling, 1 family; and

WHEREAS, the applicant contends the building is two stories, of masonry construction with a frame extension on the first story rear 9 ft. 4 in. by 18 ft. 10 in. in area and is occupied as a meeting room on the first floor and caretaker's apartment on the 2nd floor; that at the time the owner purchased the building in 1942 the frame extension existed; that this extension is now being used as an office and this application is filed for the purpose of obtaining legal permission for the use of this extension as an office for the owner; that the ceiling will be fire-retarded; that inasmuch as the extension now exists, no possible harm can come to adjoining properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent on Alt. Applic. 863-48, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing rear frame extension shall not be increased in height or area; that the ceiling shall be fire-retarded as proposed; that it shall be used only as an office in connection with the occupancy of the building; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a certificate of occupancy shall be obtained.

335-48-A

APPLICANT—Esquire Builders, for Henry J. and Margaret McAlarney, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx.

APPEARANCES—

For Applicant: Desmond Roman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (335-48-A)

WHEREAS, Esquire Builders, for Henry J. and Margaret McAlarney, owners, filed April 12, 1948, an appeal from a decision of the borough superintendent, affecting premises 173 Reville street, north side, 292.86 ft. east of City Island avenue (Block 5644, Lot 205), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1948, re Amendment to Alt. Applic. 10-48, reads:

"4. Building must have 6 ft. 0 in. as sum of side yards. Section 4.1.3. 1.a.1." and

WHEREAS, the applicant states the building is one story, 17 ft. in height, 20 by 24 ft. in area, Class 4 construction, located on a lot 25 by 100 ft. in area, in a residence use, C area, Class 1 height district, erected in 1947, used and occupied since as follows: Cellar, boilerroom and storage; 1st floor, one family; and

WHEREAS, the applicant contends that the present building has a 2 ft. yard on one side and 3 ft. on the other side and the proposed extension will have a 4 ft. passage on one side and 2 ft. passage on the other side, in compliance with the Administrative Code; that the adjoining building to the east is on a 50 ft. lot and sets back about 70 ft. from the building line; that the adjoining building on the west has a 4 ft. side yard adjoining the 2 ft. side yard on the premises in question which at present is a common yard 6 ft. wide; that the east and west walls of existing building are brick-

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tiled and the west wall of the extension will be brick-filled; that the proposed extension will comply with the requirements of the Code and is only subject to the objection of the borough superintendent since the existing building on the front of the lot will not have the required distance from the lot line; and

WHEREAS, the existing building on the front complies with the Administrative Code since it is less than 40 ft. in depth; that it is only due to the fact that it is proposed to extend the building in excess of 40 ft. in depth that the side yards of the existing portion are inadequate under the Code.

Resolved, that the decision of the borough superintendent dated March 22, 1948 on Alt. Applic. 10-48, Objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be maintained substantially as proposed and as indicated on plans filed with this appeal marked "Received April 12, 1948," two sheets; that in addition to the door and steps shown to the side yard from the vestibule link between the front and rear portions of the building leading easterly, there shall be a similar door and steps leading westerly to provide exit through the existing 3 ft. side yard to Reville street; that in all other respects, the building and occupancy shall comply with laws, rules and regulations applicable thereto.

380-48-A

APPLICANT—Livingstone Elder, for Gladys U. James, Jr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2 Pierrepont place, west side, 62.6 ft. north of Montague street (Block 240, Lot 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Livingstone Elder and Harold Riegelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.. 4
Negative 0

THE RESOLUTION (380-48-A)

WHEREAS, Livingstone Elder, for Gladys U. James, Jr., owner, filed April 26, 1948, an appeal from a decision of the borough superintendent, affecting premises 2 Pierrepont place, west side, 62.6 ft. north of Montague street (Block 240, Lot 4), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 21, 1948, re Alt. Applic. 861-48 reads:

"7. Windows on the lot line do not provide legal ventilation for living rooms as required by Sect. 5.1.4.1 of the Bldg. Code."

and

WHEREAS, the applicant states the building is 4 stories and basement, 70 ft. in height, Class 3 construction, 37 ft. 6 in. by 75 ft. 6 in. in area on a lot 37 ft. 6 in. by 137.89 ft. in area, located in residence use, B area, Class 2 height districts, erected before 1865 and used and occupied since 1865 as a one-family dwelling; proposed to be used and occupied: cellar, heater and storage; Basement—maid's room, play room and billiard room; 1st and 2nd floor, one duplex apartment; 3rd and 4th floors, one duplex apartment; that the building is provided with one 4 ft. 3 in. wide wood stairs, enclosed in brick walls on three sides and frame wall on the 4th side, leading from roof bulkhead direct to street; proposed to be provided with sprinklers in the stairhall fed from a separate 3 in. connection from city main; and

WHEREAS, the applicant contends that the outer face of the north wall of premises is the lot line and coincides with the southerly lot line of Pierrepont Park being developed by the city along with the Brooklyn and Queens Connect-

ing Highway as a public park; that this public park constitutes a "public space"; that there are now four existing windows on the wall forming the joint lot lines; that the additional fenestration proposed will enhance the appearance of the wall and add to the character of the park; that the wall is brick, laid up with tooled joints and is not rough masonry; that the park is designed for inactive play and the proposed alteration calls for all openings within 9 feet of finished grades of the park to be protected by iron grillwork; that no structures of any kind are planned for construction in the planting area, as is evidenced by a letter from the Consulting Engineers in the park development, that the proposed windows will conform to the finished grades of the park; that the owner is willing to sign an affidavit that should light and ventilation at any time be cut off from rooms having the proposed windows on the park by any structure erected on park property, that legal light and ventilation will be provided to meet the requirements of the Department of Housing and Buildings; and

WHEREAS, the applicant has filed a copy of communication dated April 18, 1948 from Andrews and Clark, park designers, addressed to the architects, stating that Pierrepont Park will be developed along with the Brooklyn and Queens Connecting Highway and that the plans for park development call for a row of benches paralleling the north face of the building but separated from it by a planting area of approximately 13 feet and that no structures of any kind are planned in this area.

Resolved, that the decision of the borough superintendent dated April 21, 1948 on Alt. Applic. 861-48, Objection 7 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the windows shall be constructed substantially as proposed and as indicated on plans filed with this appeal, marked "Received April 26, 1948," five sheets, and "Received May 10, 1948," one sheet; that the lower windows shall be barred as proposed; that this variation shall continue only so long as the park space remains open for a distance of at least 13 ft. from the building; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

238-45-A

APPLICANT—Sylvania Electric Products, Inc. (lessee) for Samuel J. Lefrank, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—appeal from an order of the fire commissioner.

PREMISES AFFECTED—83-30 Kew Gardens road, west side, 8 ft. south of 83rd drive (Block 3356, Lot 30), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John B. Parchman, Bernard T. Brooks, F. J. Pichard, E. P. Larson and E. P. Boyle.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

993-47-A

APPLICANT—Emil Koeppel, for Lipman Bros. Corp. owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—166-182 Walworth street, west side, 153 ft. 4 in. north of Willoughby avenue (Block 1751, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koeppel and Samuel Lipman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal withdrawn by applicant, after report by a Committee of Inspection.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

353-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for the St. Vincent's Hospital of the City of New York, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—156-178 West 12th street and 7-19 7th avenue, southeast corner (Block 607, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins and Edward W. Thode.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after hearing.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

1288-39-A

APPLICANT—Saul Goldsmith, for Pedine Realty Corp., owner (Pequot Mfg. Corp., lessee).

SUBJECT—Application reopened February 10, 1948—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution.)

PREMISES AFFECTED—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (under section 36, General City Law).

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., for further consideration.

154-48-A

APPLICANT—Emil Marotti, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25 Seaside boulevard, northwest corner of Robin Road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed of mapped street—Seaside boulevard).

APPEARANCES—

For Applicant: John C. Mauro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at request of the applicant.

209-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Prospect Marks Corp. (Eagle Cabinet Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy No. 117243 issued April 11, 1947.

PREMISES AFFECTED—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman and Edward A. Brecher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 2 P.M., for further consideration at request of the applicant.

227-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: David Jacobson (Sterling Box and Lumber Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy 116040-46, re Permit 7359-21.

PREMISES AFFECTED—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Alex L. Sarett.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 2 P.M., for further consideration.

267-48-A

APPLICANT—Mardus, Leizer and Ott, for John Dalessio, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—505 Bay street, northeast corner of Wave street (Block 488, Lot 1), Stapleton, Borough of Richmond (under section 35, General City Law—re bed of mapped street—proposed widening of Bay street).

APPEARANCES—

For Applicant: Frederick Mardus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., to permit proper publication in the Bulletin.

276-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 2, between Main and New Dock streets (between Main and Fulton streets): (Block 26, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Wagner.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at request of the applicant.

277-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

MINUTES

PREMISES AFFECTED—Pier 4, Foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Wagner.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at request of the applicant.

278-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 3, Foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Wagner.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at request of the applicant.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Fannie Brownstein (Wuhan Tea Garden, Inc. and Hoffman Vegetarian, Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 112894-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman and Robert Lee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 2 P.M., for further consideration.

ZONING APPLICATIONS

86-22-BZ

APPLICANT—Glick and Gelbman, for A. & L. Knitting Mills, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7e and 7i of the zoning resolution, permitting in residence, business and unrestricted use districts, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles, motor vehicle repair shop and parking of more than five motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—4720-4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

APPEARANCES—

For Applicant: Edgar J. Moeller, H. M. Jennings and Samuel Luboff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (86-22-BZ)

WHEREAS, this application under the zoning resolution, to permit, on a plot in an unrestricted district extending into business and residence districts, the erection of a garage for more than 5 motor vehicles, affecting premises 4720-4732 Third avenue, east side, 110 ft. south of east 189th street (Block 3042, Lot 15), Borough of The Bronx, was granted by the Board on March 21, 1922, on certain conditions; and

WHEREAS, the resolution was amended on November 19, 1946; and

WHEREAS, an application for consideration under sections 7c, 7e and 7i of the zoning resolution, to permit in residence, business and unrestricted use districts, the change in occupancy from factory to storage garage for more than five (5) motor vehicles, motor vehicle repair shop and the parking of more than five (5) motor vehicles on unbuilt upon portion of the plot, affecting premises 4720 to 4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street, (Block 3042, Lots 15 and 31), Borough of The Bronx, was granted by the Board on April 13, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 13, 1948, by adding thereto:

"... that irrespective of the terms of the resolution as adopted April 13, 1948, the premises may be occupied as a sales place for trucks and cars dealt in by the Ford agency and repair work may include cars and trucks dealt in or traded in by the agency and for servicing customers cars and trucks."

153-36-BZ

APPLICANT—Milton L. Sloane, for The West End Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting partly in business and partly in unrestricted use districts, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—140-154 West End avenue, east side, from West 66th street to West 67th street (Block 1158, Lots 1, 2, 3, 4, 61, 62, 63 and 64), Borough of Manhattan.

APPEARANCES—

For Applicant: Milton L. Sloane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (153-36-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, affecting premises 140-154 West End avenue, east side, from West 66th street to West 67th street (Block 1158, Lots 1, 2, 3, 4, 61, 62, 63 and 64), Borough of Manhattan, was granted by the Board July 14, 1936, on certain conditions; and

WHEREAS, time to obtain permits and complete the work

MINUTES

was extended on May 21, 1946 and May 27, 1947, and the applicant requested a further extension for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 14, 1936, as amended by resolutions adopted through May 27, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended it shall read:

"... that in view of repetition of statement by applicant as made May 27, 1947, that no further requests shall be made for extension of time to complete, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution."

407-40-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, for a term of ten years, permitting the premises within the business use district to be occupied as a gasoline service station and the erection and maintenance of a building accessory thereto.

PREMISES AFFECTED—1927-1935 Flatbush avenue, northeast corner of Kings Highway (Block 7819, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch and Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Volume 2 and reopened and time extended as to Volume 1.

THE VOTE TO WITHDRAW AS TO VOLUME II—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE VOTE TO REOPEN AND EXTEND TIME AS TO VOLUME I—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (407-40-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting the premises within the business use district, to be occupied as a gasoline service station, for a term of ten (10) years and also the erection and maintenance of an accessory building, affecting premises 1927-1935 Flatbush avenue, northeast corner of Kings highway (Block 7819, Lot 20), Borough of Brooklyn, was granted by the Board on July 16, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 22, 1947, and the term of variance extended on November 13, 1945; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work (Vol. I), and withdrawal of the application filed April 23, 1946 (Vol. II), as to use of the easterly portion of Lot 20 for the restaurant use as passed upon by the borough superintendent under N.B. Applic. 746-46.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 16, 1940, as amended by resolutions adopted through April 22, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended his portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one year from the date of this amended resolution."

461-41-BZ

APPLICANT—Lama and Proskauer, for Walter J. Collet, executor, u/w of Theresa Collet, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a public garage to a motor vehicle repair shop (previously acted upon by the Board).

PREMISES AFFECTED—58-66 Harrison avenue and 289-297 Rutledge street, northwest corner (Block 2220, Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (461-41-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the conversion of occupancy of a public garage for more than five (5) motor vehicles to a motor vehicle repair shop; premises 58-66 Harrison avenue and 289-297 Rutledge street, northwest corner (Block 2220, Lot 38), Borough of Brooklyn, was granted by the Board on December 2, 1941, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 2, 1941, by adding thereto:

"... that an additional driveway may be constructed to Harrison avenue, as proposed, with a width of 18 feet and a curb cut opposite 20 ft. wide, as shown on plans marked "Received April 24, 1948," 2 sheets, and as passed upon by the borough superintendent under N.B. Applic. 744-48, on condition that in all other respects the resolution adopted by the Board December 2, 1941, shall be complied with and only so long as the building is occupied as proposed as a motor vehicle repair shop and not as a garage for more than five motor vehicles and in accordance with C.O. 104888."

67-42-BZ

APPLICANT—Lauer Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district for a term of two years, the maintenance of a building use for the storage, sale and engraving of stone monuments.

PREMISES AFFECTED—2020 Jerome avenue, east side, 100 ft. north of East 179th street (Block 2854, Lot 34), Borough of The Bronx.

APPEARANCES—

For Applicant: Isidor Lauer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (67-42-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a business use district for a term of two years, the maintenance of a building used for the storage, sale and engraving of stone monuments, affecting premises 2020 Jerome avenue, east side, 100 ft. north of East 170th street (Block 2854, Lot 34), Borough of The Bronx, was granted by the Board on June 9, 1942, on certain conditions, and the term of variance extended on June 13, 1944 and July 23, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 9, 1942, as amended by resolutions adopted through July 23, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7e for a term of two years from the date of this amended resolution, to permit the continuation of the occupancy as proposed ...; that other than as herein amended, the conditions of the resolution adopted June 9, 1942, shall be complied with; and that a certificate of occupancy shall be obtained."

176-42-BZ

APPLICANT—Street and Adikes, for Boulevard Housing Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent), previously granted on condition, under section 7d of the zoning resolution, permitting in a residence use district, the use of a plot as a recreational area for tenants of a building not located on same lot with proposed use.

PREMISES AFFECTED—56-39 to 56-51 30th avenue, north side, 100.78 ft. east of 56th place (Block 1024, Lot 8), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (176-42-BZ)

WHEREAS, this application under section 7d of the zoning resolution, permitting in a residence use district, the use of a plot of ground as a recreational area for the tenants of a building not located on the same lot with the proposed use, affecting premises 56-39 to 56-51 30th avenue, north side, 100.78 ft. east of 56th place (Block 1024, Lot 8), Woodside, Borough of Queens, was granted by the Board on May 5, 1942 on certain conditions; and

WHEREAS, time to obtain permits and complete the work, was extended from time to time, last extended on June 10, 1947, and the applicant requested a further extension for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 5, 1942, as amended by resolution adopted June 10, 1947, only so far as it has reference to the time within which to complete the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one year from the date of this amended resolution (Misc. 11427-41)."

608-46-BZ

APPLICANT—Mandel M. Einhorn, for Edith and Sarah Himmelbaum, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from blacksmith shop to factory (manufacturing and renewing of Bristlex brushes).

PREMISES AFFECTED—227-231 Miller avenue, east side, 100 ft. north of Liberty avenue (Block 3961, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Mandel M. Einhorn and Max Himmelbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (608-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from blacksmith shop to factory (manufacturing and renewing of Bristlex brushes), affecting premises 227-231 Miller avenue, east side, 100 ft. north of Liberty avenue (Block 3961, Lot 1), Borough of Brooklyn, was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 25, 1947, only in the following respects:

"... granted for a term of five years from the date of this amended resolution ...; and as to the second floor, that irrespective of the statement in this resolution adopted February 25, 1947, that the second floor shall remain vacant, the second floor may be occupied by the occupant of the first floor of the building for the storage of paper boxes used for the term herein permitted in conjunction with the first floor occupancy, and as passed upon by the borough superintendent under Alt. 19-46, objections 2 and 3, dated April 13, 1948 and as shown on plans marked "Received April 29, 1948," (2 sheets), on condition that the floor load of the second floor is made to comply with the requirements of the Building Code therefor; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the resolution adopted February 25, 1947 shall be complied with; and that all permits required shall be obtained and all work completed within three (3) months from the date of this amended resolution; and that a certificate of occupancy shall be obtained."

580-47-BZ

APPLICANT—LeRoy P. Ward, for G. Schirmer, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7h, permitting in a residence use district, the parking of more than one (1) motor vehicle for employees, with a driveway through residence portion of the plot.

MINUTES

PREMISES AFFECTED—48-02 to 48-26 48th avenue, south side, from 48th to 49th streets, and 48-01 to 48-39 48th street (Block 2292, part of Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Leroy P. Ward.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (580-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution to permit in a residence use district the parking of more than one (1) motor vehicle for employees, with a driveway through residence portion of the plot, affecting premises 4802 to 4826 48th avenue south side, from 48th to 49th street and 4801 to 48-39 48th street (Block 2292, Part of Lot 7), Long Island City, Borough of Queens, was granted by the Board on July 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 25, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all work has been completed, except the planting, that all permits shall be obtained and all work completed within three months from the date of this amended resolution (Misc. App. 711-47)."

039-47-BZ

APPLICANT—Henry George Greene, for Metropolitan Bakery, Inc., owner.

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—40-41 Westchester square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1039-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted, affecting premises 40-41 Westchester square, west side, 58 ft. 6½ in. south of Frisby avenue (Block 3984, Lot 25), Borough of The Bronx, was withdrawn on March 23, 1948, after public hearing at which time a resolution was offered for adoption

to grant the application under certain conditions and request was made by the applicant for withdrawal because of his belief that the terms of the resolution would not be satisfactory to the owner; and

WHEREAS, the applicant has now requested that the resolution as offered be adopted; and

WHEREAS, the Board deemed that the applicant established a basis of appeal under section 21 of the zoning resolution and was entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the coverage as proposed and as indicated on plans filed with this application, marked "Received December 8, 1947" (1 sheet), "December 9, 1947" (1 sheet) and "March 22, 1948" (1 sheet), on condition that the rear yard shall be left unbuilt upon at the rear of the premises for a depth of not less than 10 feet and shall be properly paved and drained; that no bake shop or other use that may be deemed objectionable under section 4(b) shall be permitted; that the building and occupancy shall otherwise comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

181-38-BZ

APPLICANT—W. H. & J. F. Dusenbury, for Frances Smith, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the alteration to existing garage (previously granted by the Board) into two non-storage garages, offices, gasoline and oil selling stations, motor vehicle repair shop in north portion of existing building.

PREMISES AFFECTED—410 City Island avenue, east side, 100.44 ft. north of Ditmars avenue (Block 5645, Lot 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph F. Dusenbury.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

413-39-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened and restored to calendar June 17, 1941 (re decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a residence use and partly in a business use district, the erection of a new building to be used as office, car washing and lubricatory, all accessory to existing gasoline service station (previously withdrawn).

PREMISES AFFECTED—15 Ocean avenue, south side, 100 ft. west of Flatbush avenue (Block 5024, part of Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application restored to active calendar, as Volume 3, subject to usual procedure. Public hearings were held and the matter was laid over on June 9, 1942 for decision by the Board. No decision was reached because of the intervention of the war years. The applicant now requests the matter be restored to the calendar for consideration of a new application with new photographs and plans, subject to the usual procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

164-46-BZ

APPLICANT—Lama and Proskauer, for Joseph P. Clavin, owner.

SUBJECT—Application for consideration—reopening and amendment as to extension of use—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change of occupancy from one family residence to undertaker's establishment and one family residence.

PREMISES AFFECTED—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James R. Clavin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

723-46-BZ

APPLICANT—William R. Shirley, for Seton Estates, Inc., owner (Saul Fields, lessee).

SUBJECT—Application for consideration—reopening and re-hearing—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail use district, for a term of years, the parking and storage of more than five motor vehicles (previously denied).

PREMISES AFFECTED—147 7th avenue, southeast corner of West 19th street (Block 794, part of Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: William R. Shirley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn in view of action by the Board of Estimate in making parking and storage lots in business, business-1, retail and retail-1 use districts, a matter of right effective May 13, 1948.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

MATERIALS SUBMITTED FOR APPROVAL

236-38-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—Sheetrock-Pyrofill Slab Construction—previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report of committee as to requested amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

15-41-SM

APPLICANT—Truscon Steel Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—Truscon Formed Steel Lintels—previously approved.

APPEARANCES—

For Applicant: George C. Wunder.

ACTION OF BOARD—Application reopened for report of committee as to requested amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

627-43-SM

APPLICANT—H. S. Gilbertson, for Lehigh Navigation Coal Co., Inc., owner.

SUBJECT—Lehigh Navigation Coal Co., Inc., Lightweight Aggregate, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn in view of new application No. 407-48-SM.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk

NOTICE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES FOR FUSION WELDING AND GAS CUTTING

RULES COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF FUSION WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.
EFFECTIVE MARCH 21, 1938, AND AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940.

Authority: [Cal. No. 1-38-SR]

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

SCOPE.

These rules are supplementary and additional to the requirements for Fusion Welding as permitted under C26-514.0 of the Administrative Code (8.6.2.2) reading:

Fusion welding may be substituted for, or used in combination with, riveting or bolting to connect or assemble the component parts of steel beams, girders, lintels, trusses, columns and other structural steel used in building construction if the same is under rigid inspection and specification, in accordance with the rules of the Board. These Rules shall also apply to gas cutting.

NOTE: Where a reference in parentheses appears after the Administrative Code Section, it refers to the Section of the New Building Code as formerly numbered.

Article 1. Application For Permits

- 1.1 No person shall perform gas or electric welding on structures or parts thereof erected or to be erected within the City of New York except as provided in these Rules and in conformity with C26-211.0 of the Administrative Code (2.3.2).
- 1.2 The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence. C26-172.0 of the Administrative Code (2.1.1.12).

Article 2. Definitions.

- 2.1 ARC WELDING. A fusion welding process wherein the welding heat is obtained from electric arc formed between the base metal and metal electrode.
- 2.2 BASE METAL. The metal upon which the weld or cut is made.
- 2.3 BUTT WELD. A butt weld is a weld whose throat lies in a plane disposed approximately 90 degrees with respect to the surfaces of at least one of the parts joined. The size of a butt weld shall be expressed in terms of its net or unreinforced throat dimension in inches. C26-158.0 of the Administrative Code (1.149).
- 2.4 CONTINUOUS WELD. A weld which is uninterrupted throughout the length of the joint.
- 2.5 CRATER. An unfilled concave depression in the fusion area of an arc weld resulting from penetration of the welding arc into the metal thereunder.
- 2.6 FILLER METAL. Metal especially prepared for addition to the weld. This term shall apply to this material only before deposition.
- 2.7 FILLET WELD. A fillet weld is a weld of approximately triangular cross section, whose throat lies in a plane disposed (inclined) approximately

45 degrees with respect to the surfaces of the parts joined. The size of a fillet weld shall be expressed in terms of the width in inches of its adjacent fused sides. C26-158.0 of the Administrative Code (1.149).

- 2.8 FLAT WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the upper side of the parts joined.
- 2.9 FUSION WELDING. Fusion welding is the process of joining metal parts in the molten, or molten and vapor states, without the application of mechanical pressure or blows. Under these rules fusion welding is restricted to arc and gas welding processes. C26-75.0 of the Administrative Code (1.67).
- 2.10 GAS CUTTING. Gas cutting is the process of severing ferrous metals by means of the chemical behavior of oxygen, in the presence of ferrous metals at high temperatures, to produce a kerf, or cut, of uniform width without burning the edges of the kerf or cut. C26-77.0 of the Administrative Code (1.69).
- 2.11 GAS WELDING. A fusion welding process in which the heat of welding is supplied by the combustion of oxygen and acetylene or other fuel gas in a suitable torch. Filler metal may be melted from a welding rod. Under these rules, gas welding is restricted to the oxy-acetylene process wherein filler metal is added.
- 2.12 HORIZONTAL WELD. A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being horizontal or inclined not more than 45 degrees to the horizontal.
- 2.13 LAYER. A stratum of weld metal of a fusion weld and consisting of one or more interwoven beads.
- 2.14 OVERHEAD WELD. A weld made by the fusion welding process on a horizontal plane or one inclined not over 45 degrees to the horizontal, the weld being made from the underside of the parts joined.
- 2.15 OVERLAP. A condition of lack of fusion where the deposited metal has overflowed the fused area of metal.
- 2.16 PENETRATION. The linear distance that the deposited metal penetrates below the original surface of the base metal.
- 2.17 ROOT. A root is the zone at the bottom of the cross-sectional space provided to contain a fusion weld. C26-312. (CL) of the Administrative Code (1.122).
- 2.18 SLOT WELD. A weld made in an enclosed or partially enclosed opening formed in one of the parts of a lap joint.
- 2.19 SUPERINTENDENT. Wherever the word "Superintendent" appears in these Rules, it shall mean the Borough Superintendent of Housing and Buildings of the borough having jurisdiction.
- 2.20 TACK WELD. A weld of random size or shape intended only to fix a member or part thereof of a structure, in correct position preparatory to final welding, and shall not be considered to transmit stress.

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- 2.21 THROAT. The minimum thickness of a weld along a straight line passing through the root. Throat of a fillet weld is the distance along a line from the root to the hypotenuse at right angles thereto, of the largest isosceles triangle which can be constructed in the cross section of the fillet weld. The throat of a butt weld shall be equal to the thickness of the thinner part joined. C26-53.0 of the Administrative Code (1.144).
- 2.22 UNDERCUT. A condition wherein the base and weld metal is melted away leaving a depression, the surface of which lies below the designed surface contour of the joint.
- 2.23 VERTICAL WELD. A weld made by the fusion welding process on a plane vertical or inclined less than 45 degrees with the vertical, the linear direction of the weld being vertical or inclined not more than 45 degrees to the vertical.
- 2.24 WELD DIMENSIONS. The dimensions of a weld shall be expressed in terms of its size and length. C26-158.0 of the Administrative Code (1.149).
- 2.25 WELD LENGTH. Shall be considered to be the unbroken length of the full cross-section of the weld exclusive of the length of any craters. C26-158.0 of the Administrative Code (1.149).

Rule 3. Design and Supervision

- 3.1 The licensed architect or licensed professional engineer designing or supervising the construction of a welded structure shall be experienced and skilled in such work. C26-515.0 (c) (8.6.2.3.3).

3.2 PERMISSIBLE UNIT STRESSES.

In the design of welded structures or parts thereof the stress at every connection must be accurately calculated and the required amount and the exact type and location of weld and filler metal with respect to the parts joined be specified.

- 3.2.1 Welded joints shall be so proportioned that the maximum stresses shall be less than the following amounts in pounds per square inch:
- | | |
|---|--------|
| Shear on section through the throat of a weld | 11,300 |
| Tension on section through the throat of a weld | 13,000 |
| Compression on section through the throat of a weld | 15,000 |
- Maximum fiber stresses due to bending shall not exceed the maximum values allowed above for tension and compression respectively. C26-368.0b (6) of the Administrative Code (7.4.5.6).

- 3.2.2 Stress on a fillet weld shall be considered as shear for any direction of the applied stress.

- 3.2.3 Adequate provision shall be made for bending stresses due to eccentricity in the disposition or section of base metal parts.

- 3.2.4 The allowable compressive strength mentioned in these Rules is not intended to prevent butt welds being used across the entire section to transmit the total compressive stress in compressive flanges of beams, girders, truss plates or compression blocks or other members protected against lateral deflection even though such stress exceeds 15,000 lbs. per sq. in., but not exceeding the maximum allowable compressive stress in the parts joined.

3.3 WORKING STRESSES FOR WINDLOADS.

When the stress in any member due to wind is less than 33⅓% of the stress due to live and dead loads, it may be neglected. For combined stresses due to wind and other loads, the permissible working stresses may be increased 33⅓%, provided the section thus found is at least that required by the dead

and live loads alone. For stresses due to wind only, the permissible working stress shall be the same as for live and dead loads. C26-372.0, 373.0 and 374.0 of the Administrative Code (7.4.8).

- 3.4 WELDED GIRDERS. In welded girders the connection of component parts of flanges to each other and of flanges to webs shall be by continuous or intermittent fillet welds designed to transmit the stress. C26-520.0 (d) of the Administrative Code (8.6.2.8.4).

- 3.5 GIRDERS shall be proportioned either by their moments of inertia or by the flange-area method; in the latter method, when applied to a welded girder having no holes in the web, 1/6 of the web area may be considered a part of the area of each flange. Stiffeners may be either angles or flat plates, welded to the web and flanges by welds designed to transmit the stresses.

- 3.6 BEAMS. The use of continuous beams and girders, shall be permitted provided their welded connections be designed to transmit the stresses involved in continuous beam construction and columns are designed for the moment added by such construction. At the ends of non-continuous beams, the connections shall be designed to avoid excessive secondary stresses due to bending.

- 3.7 WELDED COLUMNS. C26-520.0 (e) of the Administrative Code (8.6.2.8.5). Fillet welds connecting the component parts of a built-up column may be either continuous or intermittent. If intermittent, the length of each weld at the ends of the column shall be equal to the least width of the column. The length of the intervening welds shall be at least one and one-half inches, spaced at most four inches in the clear. The size, length and spacing of the fillet welds shall be such as to provide the same strength, per unit of column length, as the allowable shearing stresses in structural steel for power driven rivets. Lattice bars and tie plates shall be welded so as to obtain strength equal to that specified in C26-368.0b (6) of the Administrative Code (7.4.5.4). Shearing stresses.

- 3.7.1 Where column splices are welded, welds must be provided equal in strength to the shear of the standard column splice.

- 3.8 WELDED BUTT JOINTS. The edges of base metal parts, one-quarter inch or more in thickness, transmitting stress by means of butt welds shall be beveled. For single and double "V" joints, the bevel of each part shall be at least 30 degrees. For single and double bevel joints, the bevel shall be at least 45 degrees.

Before welding, the root edge or face of one part shall be separated from the root edge or face of the other part by not less than 1/16 inch nor more than ¼ inch.

Butt welds shall be reinforced by depositing additional metal on the weld to a height extending beyond the surface of the thinnest part joined. The height of such reinforcements shall be at least the following percentages of the thickness of the thinnest part joined; 20 per cent for single "V" and single bevel butt welds, and 12½ per cent on each side, for double "V" and double bevel butt welds. C26-520.0(f) of the Administrative Code (8.6.2.8.6).

- 3.9 FILLET WELDS. The length of any fillet weld shall be made not less than four times the weld size or else the size of the weld shall be considered not to exceed ¼ of the length for purposes of calculating strength under these rules.

- 3.10 WELDS IN SLOT OR HOLES. When welding inside a slot or hole in a plate or other part, in order to join same to an underlying part, fillet welding may be used along the wall or walls of the slot or hole, but the latter shall not be filled with

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weld metal or partially filled in such manner as to form a direct weld-metal connection between opposite walls, except that fillet welds along opposite walls may overlap each other for a distance of one-fourth of their size. No slot or hole shall be less in width or diameter than $1\frac{1}{2}$ times its depth.

3.11 FIELD RIVETED, BOLTED AND WELDED CONNECTIONS. C26-521.0 of the Administrative Code (8.6.2.9).

3.11.1 In tier structures less than 125 feet high, in which the height is less than two and one-half times the minimum horizontal dimension, all column splices and field connections may be bolted.

3.11.2 In structures in which the height is over 100 feet and is more than two and one-half times the minimum horizontal dimension, and in structures 100 feet or less in height in which the height is more than four times the minimum horizontal dimension, column splices and connections to columns shall be riveted or welded.

3.11.3 In structures over 125 feet in height and in all structures of a special character, connections of beams and girders to columns, and beams and girders bracing columns shall be riveted or welded. Column splices in structures 200 feet or more in height shall be riveted or welded. Column splices in tier structures less than 200 feet high (except as provided in the preceding paragraph) may be bolted.

3.11.4 All other field connections may be bolted (except that, in all structures, the connections for supports for running machinery or other moving loads shall be riveted or welded).

3.11.5 Within existing structures steel work for alterations, or additions (except to the main structural framework), which do not affect existing column splices, connections and other riveted or welded work, may be bolted.

3.12 COMPLETION OF WORK.

Upon the completion of all structural welding operations, the licensed architect or licensed professional engineer responsible for the design of the structure shall certify to the Borough Superintendent that the fabrication and welding of such structure have been carefully inspected and that the requirements of his design and these Rules have been fulfilled in every respect by the contractor who has done the welding.

Rule 4. Board of Examiners for Welders.

4.1 The Board of Examiners for Welders provided for in C26-209.0 of the Administrative Code (2.3), shall be appointed by the Commissioner of Housing and Buildings from members of the staff of the Department as recommended by the Borough Superintendents. All certificates of qualification issued shall be uniform for the five Boroughs. There shall be a separate certificate for gas welding and for electric arc welding, which certificates shall not be interchangeable and shall apply specifically to the type of work to be done and shall be issued in accordance with Rule 5.

4.2 WELDERS TO BE QUALIFIED. No person shall perform welding work on any structural member of a structure without having obtained a certificate of qualification from the Board of Examiners for Welders. C26-211.0 of the Administrative Code (2.3.2).

4.2.1 Before a certificate of qualification may be issued authorizing a person to perform welding work on any structural member of a

structure, the person applying for such certificate shall have submitted to and satisfactorily passed an examination to determine his qualifications, conducted by Board of Examiners for Welders to be appointed by the Commissioner. A certificate of qualification shall be issued to each applicant having proved his qualifications and upon the payment of a fee of Two Dollars. Such certificate shall continue in effect for a period of one year unless sooner revoked or suspended and to be effective thereafter shall be renewed annually. The annual renewal fee shall be One Dollar.

4.2.2 No person shall be eligible for a certificate of qualification to perform welding work as provided in this section unless he is a citizen of the United States of America.

4.2.3 The Borough Superintendent may revoke or suspend a certificate of qualification of any person, if workmanship on any structural welding is such as to indicate incompetency or negligence which might endanger a structure or result in injury to humans.

4.2.4 Renewal of a certificate may be made without additional requalification test if the applicant's record indicates satisfactory welding experience during the previous year.

4.2.5 Certificates for gas welding and certificates for electric welding, including provisions for welding performed by each welder for the current year, shall be on forms as approved by the Board of Standards and Appeals.

Rule 5. Qualification Test for Welders.

5.1 These qualifications tests shall be conducted by the Board of Examiners for Welders or its representative but, in the discretion of the Board of Examiners for Welders documentary or other evidence, or both, that the applicant has passed the qualification test, conducted by a standard testing laboratory or an inspection by the Borough Superintendent or his representative may be accepted as satisfactory proof of the applicant's fitness to make structural welds in accordance with Rule 5.4. Welders performing work outside New York City shall be qualified under this rule. C26-381.0 of the Administrative Code (8.1.2).

5.2 Qualification for arc welding shall not constitute qualification for gas welding, and vice versa. Qualification for welding with bare electrodes shall not constitute qualification for welding with flux-coated electrodes, and vice versa.

5.3 The foregoing provisions are not intended to bar an applicant from further trial in case of one or more failures, or to require an operator who has passed the tests to qualify anew for every job he may undertake.

5.4 QUALIFICATION REQUIREMENTS.

5.4.1 Before issuance of a certificate of qualification by the Board of Examiners for welders the applicant shall have passed the qualification tests prescribed as follows:

5.4.2 The minimum qualification requirements shall be the welding of test specimens of the type shown in Fig. 2 and specified in Rule 5.4, each specimen to be tested for failure in a reliable tension testing machine and to develop ultimate resistance not less than 80 kips if welded with filler metal of grade 2, 4, 10 or 15; or 67 kips if welded with filler metal of grade 20, 30 or 40.

5.4.3 Two specimens shall be welded in the downward or flat welding position, two in the vertical welding position and two in the overhead welding position.

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5.4.4 The form of test specimen shall be as shown in Fig. 2, consisting of four steel bars or plates connected by four approximately equal fillet welds. The specifications of the bar steel shall conform to Rule 7. The welding edges of the splice bars shall be cut flat and square and any burrs shall be removed. The bars shall be clamped securely together and tack welded in proper position with the splice bars centered on the main bars and the faces of the main bars in true planes, in preparation for the test welding. Welding shall be performed with the same process (arc or gas), the same welding procedure, and the same general type of electrodes or welding rods as are to be used in the work for which the operator is being tested.

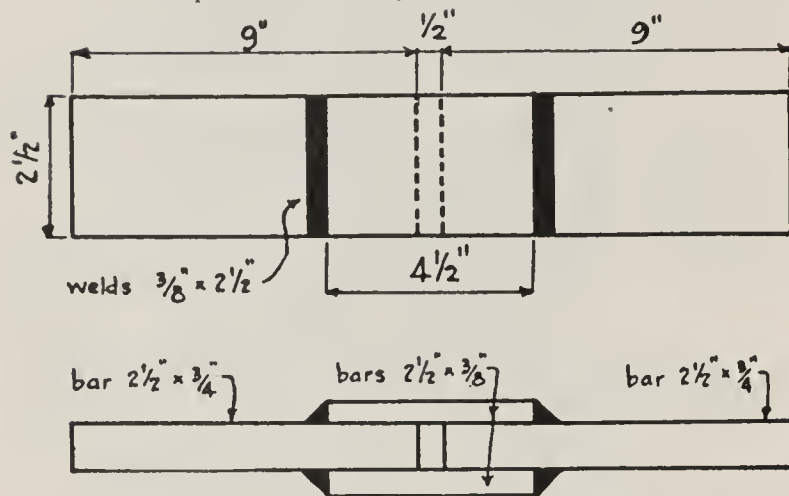


FIG. 2

Welds shall be made as nearly as possible to the designed dimensions, and in conformity with the practices set forth in Rule 6; at every cross-section the weld size in each direction shall be within 1/16 in. of the prescribed 3/8 in.

Rule 6. Quality of Welds.

The quality of welds permitted under these rules shall conform to the following requirements:

6.1 The quality of Tests Welds and Construction Welds shall fulfill all requirements with regard to shape and internal quality.

6.1.1 All lap welds shall indicate good penetration to the root of the weld and good fusion at both sides of the bead.

6.1.2 All fillet welds shall show absence of undercutting, proper shape of the bead, lack of overlaps and proper fusion.

6.1.3 All butt welds shall show good fusion without overlapping or undercutting.

6.2 UNDERSIZE WELDS. Undersize or undercut welds shall be built up by welding to conform to the weld cross-section called for in the drawings

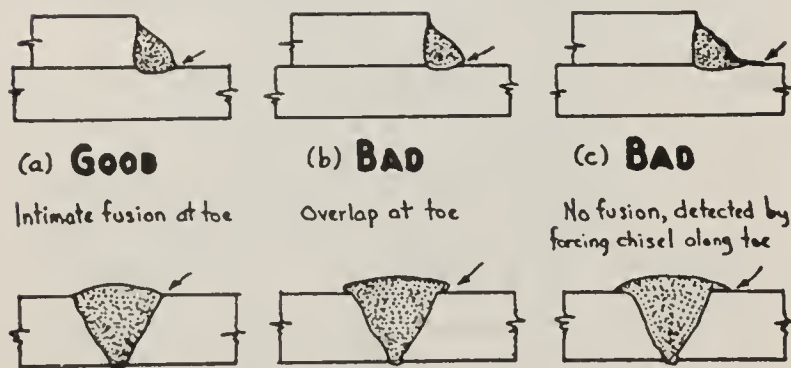


FIG. 3

and specifications. The surface of previously deposited welds shall be cleaned of oxides or slag before any reinforcing weld metal is applied.

6.3 SHAPE.

6.3.1 Welds shall conform in shape to those shown on Figs. 3a and 4a and shall not be undersized.

6.3.2 Surfaces of weld shall be reasonably smooth and uniform in contour. Weld metal along the toe of the weld shall not overlap the base metal surface but shall form an intimate contact therewith as shown in Figure 3.

6.3.3 INTERNAL QUALITY. The weld metal shall be sound throughout and shall be free from oxides, non-metallic inclusions and gas pockets. The weld metal shall be thoroughly fused with the base metal along all surfaces and edges of union, and shall penetrate into the root of the weld, as shown in Fig. 4a.

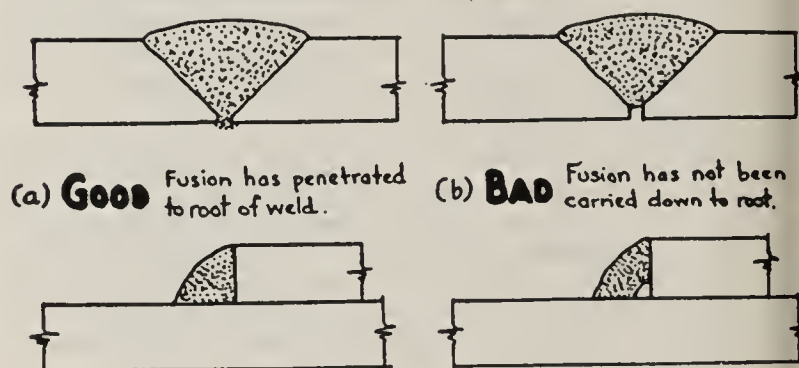


FIG. 4

6.3.4 WELD ENDS. The ends as well as the body of the welds shall conform to all the requirements of Rule 6.

Rule 7. Specifications and Tests of Welding Materials.

7.1 Structural steel shall conform to A.S.T.M. Specifications A-7-36 or A-9-36.

7.2 Filler metal (electrodes or welding rods) shall conform to all requirements of A.S.T.M. Specifications A205-37.T and the Borough Superintendent may accept certified test results from a reputable manufacturer that tests have been made in conformance with these specifications.

Rule 8. Gas Cutting of Structural Steel.

C26-526.0 (a) to (g) of the Administrative Code (8.6.3.2.1-7 inc.).

8.1 Contractors desiring to do gas cutting shall be required to satisfy the Borough Superintendent as to their ability to produce satisfactory gas cuts.

8.1.1 Gas cutting shall be done by one experienced in this work and under the continual supervision, as provided in 9.1.

8.2 Gas cutting on any member while it is carrying stress is prohibited (except for detail cutting to correct minor fabricating errors where the removal of metal resulting from such detail cutting would leave unimpaired the required strength of the members to be cut).

8.2.1 Any field cutting of structural members to provide openings or to remove portions of flanges shall not be done, unless provided for in the design.

8.3 Gas cut edges shall be smooth and regular in contour.

8.4 Gas cutting may be used in the preparation of base metal parts for welding provided the edges are thoroughly cleaned after cutting so as to expose clean steel.

8.5 Gas cutting to replace the milling of surfaces is prohibited.

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8.6 Gas cutting of holes in a member designed without provision therefor is prohibited.

8.7 The radii of re-entrant gas cut fillets shall be as large as possible and at least one inch. To determine the net area of members so cut, one-eighth inch shall be deducted from gas cut edges.

Rule 9. Supervision and Inspection.

9.1 Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.

9.1.1 The Borough Superintendent may, in the case of minor welding operations, including stairs and fire escapes, waive the requirements for inspection by a testing agency or inspection agency, if in his judgment such inspection may be adequately made by an inspector of welding employed regularly in the Department of Housing and Buildings.

9.2 The agency as provided for in 9.1 shall take adequate means to assure that the preparing, gas cutting, assembling and welding of the joints of the structure conform to the design and that the resulting structure is free from deficiencies and injurious defects. He shall keep and submit daily to the licensed architect or licensed professional engineer responsible for the work adequate records of the progress of the work, of difficulties experienced, and of his decision of acceptance and rejection. His records shall allocate a definite and personal responsibility for his acceptance of every weld as to size, location, type of filler metal used and quality of workmanship, and shall evidence that no weld called for in the design has been omitted. He shall require that each welder stamp his identification symbol on his work, and the inspector after inspecting each weld shall do likewise.

9.2.1 He shall inspect for defects and irregularities, plate cracks adjacent to or behind welds, crater cracks or cracks in the weld metal.

9.2.2 He shall gauge all welds for deficiency of throat or other critical cross-section.

9.2.3 He shall carefully observe and reject undercutting, overlap or lack of fusion at edges of weld, lack of penetration, or porosity, location of craters, size and shape of bead, and order occasional chipping to determine penetration and correct all or any irregularities of workmanship contrary to the design.

9.3 The contractor who is to do welding shall be approved by the Borough Superintendent. He shall submit to the Borough Superintendent a statement that the work will be done in accordance with these rules and the Administrative Code and shall include in such statement, the detailed procedure he proposes to follow, which shall include the following:

That each welder or group of welders shall be under the continual supervision of an experienced foreman.

That only welders qualified under these rules be employed. Each welder shall exhibit, when required, his Certificate of Qualification.

That each welder shall be provided with proper gauges to check his work.

That the foreman shall be able to read blueprints and shall lay out and allocate the work each welder is to perform and he shall carefully observe the burn-off of the electrode; the fusion, and penetration of crater; the formation of the bead; and the sound of the arc.

That only the base metal and filler metal conforming to the job specifications and these rules be used.

That the welding equipment furnished shall have proper characteristics to allow good work.

That whenever deemed necessary by the Borough Superintendent, such tests of the finished welds, shall be made as required by him.

Rule 10. Workmanship on Welded Structures.

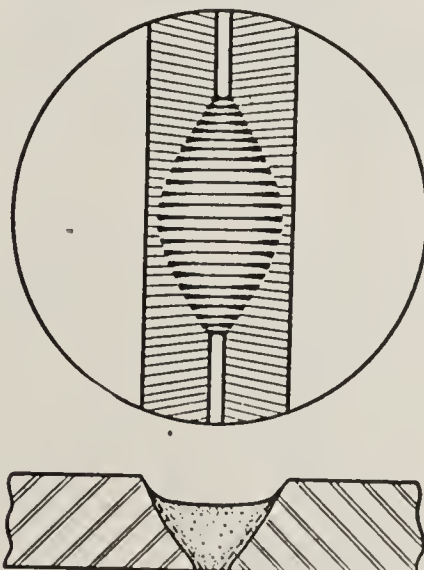
10.1 The arrangement of the joints to be welded shall be such as to enable the operator to have an unobstructed view of the surfaces to be welded at all times during the welding operation.

10.2 Welds found deficient in dimensions, but not in quality may be enlarged by additional welding. Where a deficient weld renders the weld inaccessible or has caused new conditions which would make reinforcement dangerous or ineffectual, the weld shall be removed and original conditions restored or in lieu thereof a revised design, correcting this condition shall be submitted to the Borough Superintendent. Any weld found deficient in quality, size or made contrary to the requirements of these rules shall be removed by chipping or melting and shall be remade. The weld metal shall be removed throughout its depth to clean base metal. A cracked weld shall be removed throughout its entire length.

The cutting or chipping of a weld shall not extend into the base metal. In removing welds, care shall be taken not to burn or otherwise injure the base metal and after melting the exposed base metal shall be cleaned by chipping and wire brushing.

10.3 TACK-WELDS. In making tack-welds, the same precautions should be observed as when starting welds. Where a designed weld will later be made over the tack-weld, the tack-weld shall be made with the same care as required for designed welds.

Whenever tack-welds are located where a designed weld will later be made, they shall be made according to the foregoing requirements. When encountered in the final welding operation, they shall be thoroughly fused in with the final weld. Tack-weld should be thickest at the center and should taper at both ends for convenience in carrying the regular weld over the tack-weld (see Fig. 19).



Section Through Tack-Weld

FIG. 19

10.4 Surfaces to be welded shall be free from mill scale, rust, paint or other foreign matter. A thin coat of linseed oil or its equivalent over the surfaces to be welded need not be removed. These provisions shall apply to new structures and where new steel is to be welded to steel in any existing structure.

Structural steel shall not be painted on any areas where shop or field welding is to be performed except that a coat of linseed oil without pigment may

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be used for temporary protection. However, structural members which have been painted, may be welded, provided that the paint is completely removed from the areas to be welded. Parts which are welded in the shop, to be erected by bolts or rivets, shall receive the usual painting if any is required after the shop welding is finished. Parts to be field welded shall receive a coat of linseed oil after shop work is completed, and after erection and field welding, they shall be given two coats of acceptable metal protection if painting is required. C26-522.0 of the Administrative Code (8.6.2.10).

10.5 Where rivets are under load there shall be no welding at the connections between structural members so riveted unless precautions are taken to prevent loss of tension of rivet in a manner approved by the Borough Superintendent. See 3.11.5.

10.6 In assembling and during welding the component parts of a built up member shall be held by sufficient clamps or other adequate means shall be employed for temporary fastening the members together and bracing the framework until the joints are welded. This shall consist of erection bolts or positive devices imparting sufficient strength and stiffness to resist all temporary weights and lateral forces, including wind.

For all welded structures, erection bolts, or equivalent means shall be employed for temporarily supporting the members, and existing loads, and for insuring proper alignment.

The temporary support of girders carrying columns or other heavy loads shall be made rigid by such means as shall be designed by the licensee architect or licensed professional engineer in charge and approved by the Borough Superintendent.

In tier building erection, members shall not be erected more than two tiers, or more than one column length above any column connections yet unwelded.

10.7 The welder shall be protected by adequate covering against high winds, rain, snow or sleet.

Where there is an accumulation of water, ice, or snow in the joint to be welded same shall be removed and the joint made dry before welding.

No welding shall be done where the prevailing atmospheric temperature is below 25 degrees Fahrenheit unless the base metal at the starting point of the weld shall be pre-heated, nor in any case where the prevailing atmospheric temperature is below zero.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

Metal Chimneys, Tanks, Stairs and Fire-Escapes and all materials entering into their construction when welded, shall conform to these Rules.

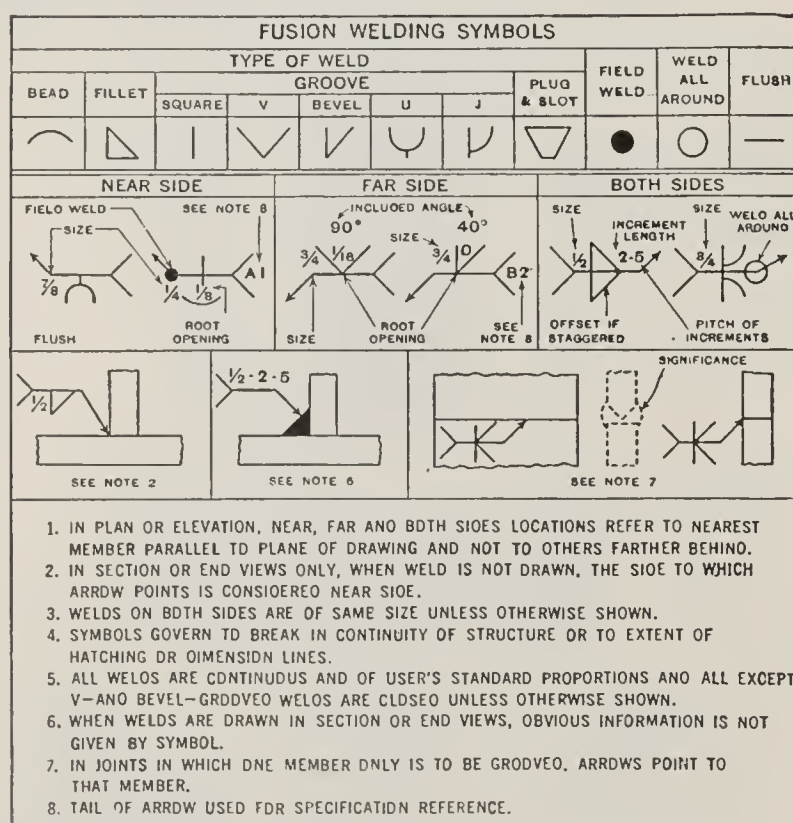
11.1 Stairs and fire-escapes shall be considered as light structural steel and where shop welded shall have attached thereto a tag or label affixed by the standard Testing Agency, to the effect that these Rules have been complied with.

APPENDIX.

The following is not to be considered as part of the Rules for Fusion Welding and Gas Cutting, but is printed for general information only:

I. Weld Symbols.

To provide for uniformity when plans are filed with the Borough Superintendent symbols for fusion welding and a method of showing them on drawings shall be as shown in Figure 1.



NOTE: All dimensions in inches.

FIG. 1

II. Sizes, Chemical Composition and Tests of Filler Metal.

Standard sizes of filler metal are as follows: 1/16, 3/32, 1/8, 5/32, 3/16, 7/32, 1/4, 5/16 and 3/8 in. in diameter. In the case of coated or covered filler metal, the standard size refers to the diameter of the core wire.

TABLE 1.—TENSILE REQUIREMENTS FOR DEPOSITED METAL.

Grade	Base Metal	Treatment of Welded Specimen ^a	All-Weld Tension Test	
			Tensile Strength, min., lb. per sq. in.	Elongation in 2 in., min. per cent
No. 2..	Firebox quality steel plate, tensile strength 55,000 lb. per sq. in., min.; or Steel for bridges, tensile strength 60,000 lb. per sq. in., min., with carbon not over 0.25 per cent and manganese not over 1.00 per cent., or equivalent steels.	stress-relieved non-stress-relieved	80 000 80 000	20 15
No. 4..	same as for Grade No. 2	stress-relieved non-stress-relieved	75 000 75 000	20 15
No. 10.	same as for Grade No. 2	stress-relieved non-stress-relieved	60 000 60 000	25 20
No. 15.	same as for Grade No. 2	stress-relieved non-stress-relieved	60 000 60 000	20 17
No. 20.	same as for Grade No. 2	stress-relieved non-stress-relieved	52 000 55 000	10 7
No. 30.	same as for Grade No. 2	stress-relieved non-stress-relieved	45 000 47 000	7 5
No. 40.	same as for Grade No. 2	stress-relieved non-stress-relieved	45 000 47 000	5 3

^a Stress-relieving where called for in these specifications is for the purpose of developing the fundamental properties of the weld metal unaltered by locked-up stress. Values obtained from stress-relieved welded specimens are about 5 per cent lower in tensile strength and 10 to 20 per cent higher in ductility than those of non-stress-

RULES

relieved specimens. The fact that a filler metal test requires stress-relief signifies only that it must develop the strength required regardless of stress-relief and not that stress-relief must always be used in actual work. Stress-relieving shall be within the range of 100 to 1200 F. for 1 hr. per 1 in. of thickness. Gas-welded specimens may be heat-treated at higher temperatures than the temperature specified above for stress-relief.

b It is immaterial how these high physical properties are obtained, that is, whether by carbon-steel filler metal with manganese and silicon contents or by the use of some other alloying elements, but the total amount of such other elements shall be less than 4 per cent.

CHEMICAL COMPOSITION.

The filler metal shall be capable of depositing metal conforming to the following requirements as to chemical composition:

Phosphorus, max., per cent	0.04
Sulfur, max., per cent	0.04

CHEMICAL ANALYSIS.

For arc-welding electrodes, the sample for analysis shall be prepared as follows: A specimen of standard base metal (see Table 1) of sufficient size, shall be prepared, and a pad of five superimposed layers of arc metal deposited thereon. The fifth or top layer shall be ground or machined away and discarded. The fourth layer shall be carefully milled off and used for the analysis specified.

For gas-welding rods, the sample for analysis may be prepared as described in preceding paragraphs, except that three layers shall be considered sufficient and the top layer used for the analysis, or analysis may be made of the welding rod. In the latter case, ten rods shall be selected at random from the lot, and milled in such manner as to represent the entire cross-section.

TEST SPECIMENS.

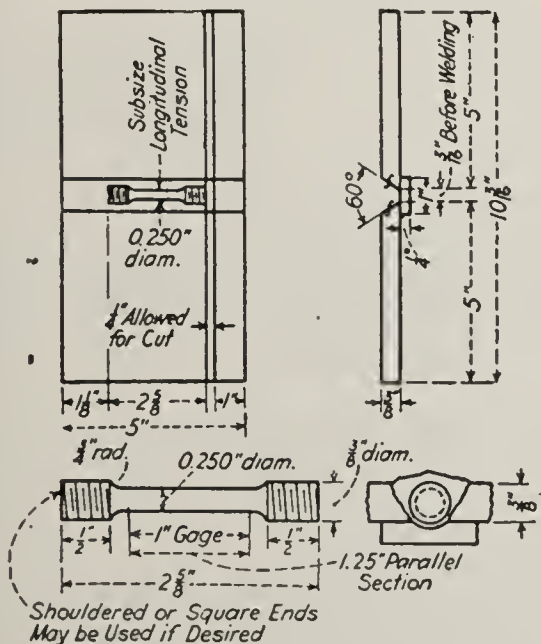
ALL WELD METAL TENSION TESTS. The deposited metal shall conform to the minimum tensile properties specified in Table 1.

SPECIMENS (Test).

From each lot of each size of filler metal, a sufficient number of electrodes or welding rods shall be selected at random and a deposited metal specimen prepared. The specimen shall be prepared in accordance with its proposed use.

For 1/16, 3/32 and 1/8 in. filler metal, a plate 3/8 in. in thickness shall be prepared as illustrated in Fig. 5 and the sub-size all-weld tension specimen prepared as shown.

For 5/32 in. and larger sizes of filler metal, a plate 3/4



NOTE 1.—The above plate shall be used for 1/8-inch filler metal.
NOTE 2.—Welds shall be deposited in either layers or beads.
NOTE 3.—Welds in vertical position shall be deposited upwards.
NOTE 4.—Electric welds shall cool to at least 100 F. between the deposition of each layer or bead.

Test Plate for 1/8-in. Diameter Filler Metal and Method of Machining Specimen.

FIG. 5

in. in thickness shall be prepared as illustrated in Fig. 6 and the tension specimen prepared as shown.

Test plates shall be so supported that warping due to welding shall not throw the finished test plate out of line by an angle of over 5 deg. If plates are warped, they shall be straightened cold before being stress-relieved where required.

SPECIAL TESTS. The Borough Superintendent or his representative may require such additional standard tests as will properly develop the strength of the filler metal.

RETESTS. If any tension test specimen fails, additional test plates shall be prepared at the direction of the inspector.

ELECTRODES FOR MANUAL WELDING. In the case of coated or covered electrodes for manual welding, about 1 in. of the electrode shall be bare or free from coating at the one end for making contact with the holder. The arc end shall be sufficiently bare to permit easy striking of the arc, but the length of the bare portion of the arc end, measured from the end to the point where the full cross-section of the coating obtains, shall not exceed one nominal diameter.

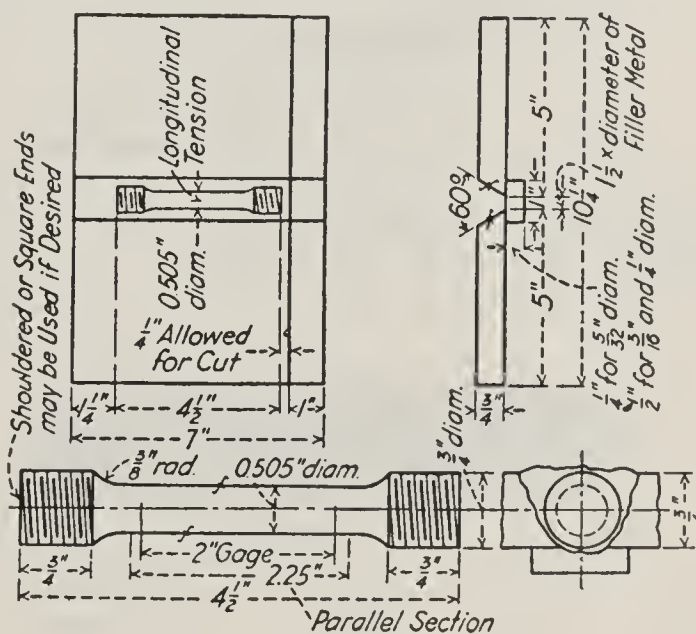
PREPARATION OF FILLER METAL.

Uncoated filler metal and the core of coated or covered filler metal shall be of uniform quality free from injurious segregation, oxides, pipe, seams or other irregularities.

On coated or covered filler metal, the coatings and coverings shall be such that they are not readily damaged by ordinary handling and shall be of commercially uniform thickness and shall present a workmanlike appearance. Coatings and coverings shall be free from injurious scabs, blisters, abnormal pockmarks, bruises or other surface defects.

The surface of gas-welding rods and bare electrodes shall be smooth and free from harmful scale, oil, or grease and shall be plain or copper finished, as specified.

Cross-sectional dimensions shall not vary from that specified by more than 3 per cent.



NOTE 1.—The above plate shall be used for filler metal 5/32-in. in diameter and larger.
NOTE 2.—Welds shall be deposited in either layers or beads.
NOTE 3.—Welds in vertical position shall be deposited upwards.
NOTE 4.—Electric welds shall cool to at least 100 F. between the deposition of each layer or bead.

Test Plate for Filler Metal 5/32-in. in Diameter and Larger and Method of Machining Specimen.

FIG. 6

REQUIREMENTS FOR ARC WELDS

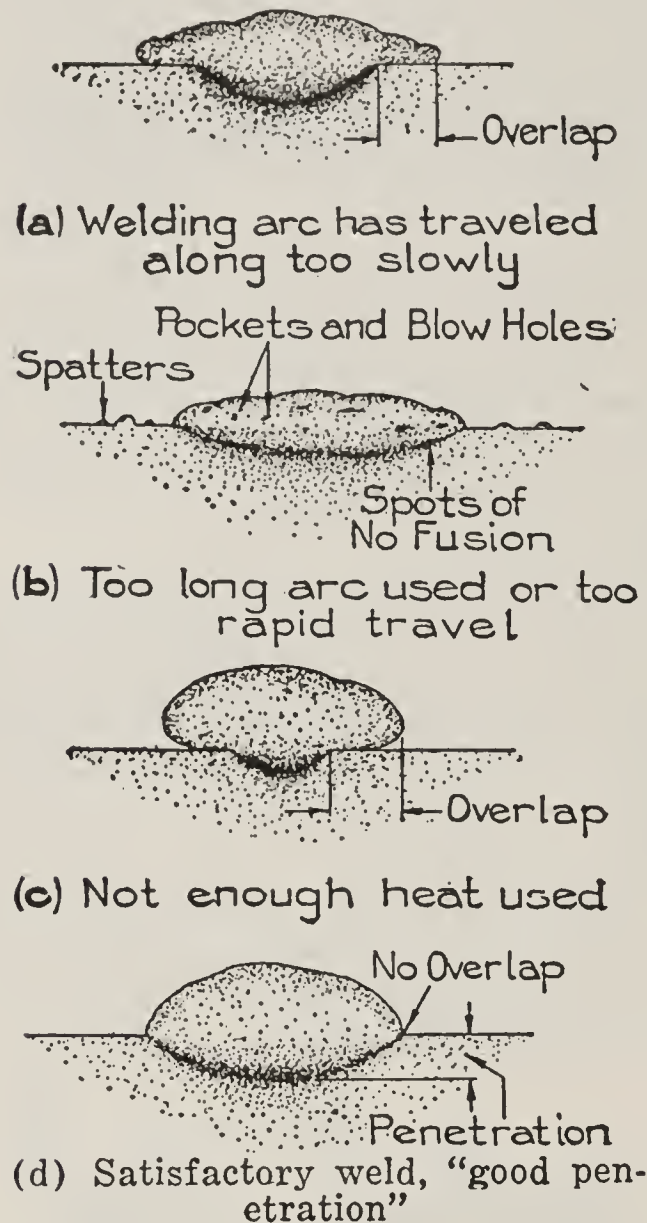
III. Bare and Lightly Coated Electrodes.

WELDING ARC. Unsound weld, insufficient penetration and overlap in general resulting from improper arc

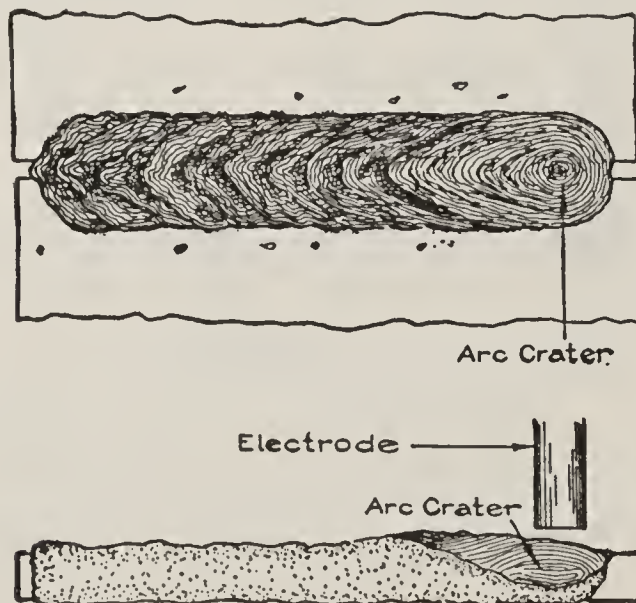
RULES

length and amount of current and incorrect rate of travel, are prohibited. The characteristics of these different conditions are illustrated in Figs. 7 and 8.

FIG. 7



DEPTH OF CRATER. The depth of arc crater should not be less than 1/16 in. (see Fig. 8).



Longitudinal section of deposited metal showing penetration and arc crater.

FIG. 8

LENGTH OF ARC. In manual metal arc-welding proper fusion, penetration and soundness of weld shall be secured by using as short an arc as can be maintained for each form of weld. A typical example of proper arc length for given thickness of base metal and for a 3/8-in. fillet weld is shown in Fig. 9. When properly manipulated, the arc will throw a steady shower of small sparks, and (in the case of bare electrodes) will be accompanied by a regular crackling, snappy sound with fractional intervals less than

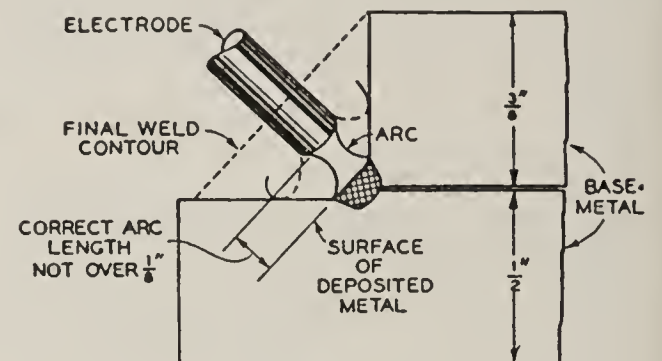


FIG. 9

one-half second between explosions. With a given current the length of arc depends upon the arc voltage which should not exceed 20 volts.

CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metals to be joined. Sizes and current values shall conform to those given in Table 2. In special cases other approved sizes and currents may be specified, when permitted by the Borough Superintendent. The current at voltage used shall be measured by suitable meters, either mounted on the arc welding machine panel, or portable, for use at the point of welding. Allowance shall be made for line drop where the meters are not adjacent to the point of welding.

Table 2—Current Values and Sizes of Bare and Light Coated Electrodes for Various Sizes of Welds

Size of Weld In.	Minimum Number of Layers	Electrodes and Current Values
1/4	1	In all these cases use either 5/32-in. electrodes with 160-180 amps., or 3/16-in. electrodes with 180-225 amps.
3/8	1	
1/2	2	
5/8	2	
3/4	3	

MANUAL OPERATION OF ARC. The arc shall be started by drawing a long arc momentarily to preheat the base metal before deposition of filler material to insure thorough fusion at start of weld or it shall be started moving a short arc rapidly back and forward over a limited area at start.

In case of a long weld where more than one electrode is used, the arc shall be re-started about 1/4 in. to 3/8 in. ahead of the crater, going back over the crater to properly fill it and keep a uniform contour, thus insuring proper preheating as in start of weld.

On single layer welds the arc shall progress with either a straight forward motion or an oscillatory motion depending on size of joint to be filled to bring it up to proper contour and insure proper fusion in root zone.

In multi-layer welding the first layer shall be deposited by moving the arc in a straight forward motion to secure proper fusion in the root zone, while subsequent layers shall be deposited with an oscillatory motion to build up the weld to the proper contour. The first layer shall be made with an electrode small enough to get through penetration at the root zone.

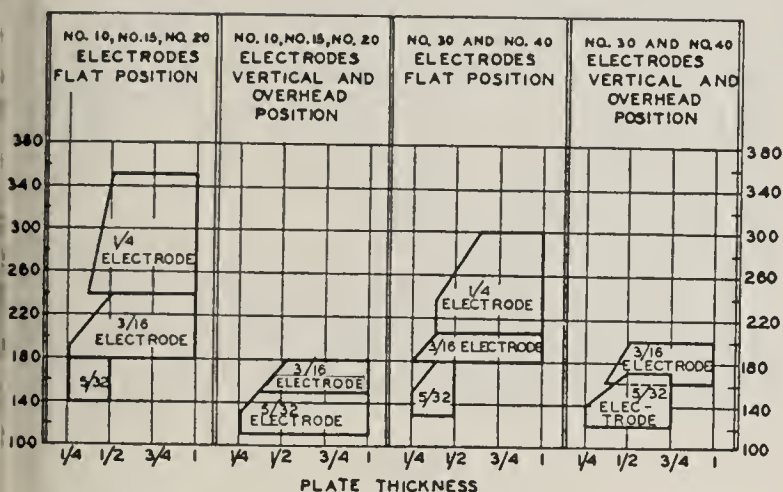
RULES

Each layer shall be thoroughly cleaned by brushing or chipping to remove all excess scale and oxides before depositing succeeding layers. The surface of each layer shall be reasonably smooth and uniform in contour.

V. Heavily Coated Electrodes.

WELDING PROCEDURE. In making welds with heavily coated electrodes the procedure recommended by the manufacturer of the electrodes being used shall be followed, but if such instructions are not available, the procedures given below shall be followed.

CURRENT. The amount of current shall be such as will best suit the arrangement and the thickness of the base metal to be joined. The current ranges in Fig. 10 are given as a guide in selecting the best operating conditions for various electrode sizes and plate thickness for flat, vertical and overhead welding. In special cases, other approved sizes and amounts of current may be specified. The current and voltage used shall be measured by suitable meters, either mounted on the arc welding panel, or portable, for use at the point of welding. Allowance shall be made for the drop where the meters are not adjacent to the point of welding.



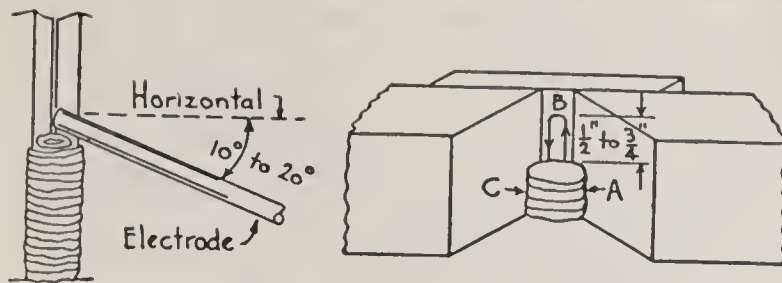
Current Values and Sizes of Heavily Coated Electrodes for Various Plate Thicknesses for Manually Welded Operations.

FIG. 10

WELDING PROCEDURE FOR FLAT BUTT WELDS. In making butt welds on bevel joints, weave the electrode from one side of the joint to the other. This weaving may not be necessary on the first pass. These oscillations shall be regulated so that the weld metal fuses to the side walls without directing the arc against the walls. This shall be accomplished by pointing the electrode downward and allowing the outer edges of the arc to play lightly on the walls. A stay shall be made long enough to turn the electrode to insure complete fusion into the side walls. The travel speed shall be regulated to limit the thickness of the layer per pass to not more than 1/8 in.

WELDING PROCEDURE FOR VERTICAL AND OVERHEAD BUTT WELDS. One eighth (1/8)-in. and 3/32-in. diameter electrodes should be used in the vertical and overhead welding positions, but the 3/16-in. diameter may be used in vertical welding when necessary.

Vertical welds shall be made by welding upward. The first pass should be started by oscillating or weaving the electrode from side to side (Fig. 11A) to produce a weld metal bridge across the "V." Then the arc is to be moved steadily upward for 1/2 to 3/4 in. along the bottom of the "V" (Fig. 11B) drawing a long arc (about 30 volts), and then back down to the crater again (Fig. 11C), shortening the arc to its previous length. The movement up and down should require about 1/3 sec. and should be easily accompanied with a bending action of the wrist. Its purpose is to allow the molten metal in the pool to solidify and to heat the plates ahead of the crater.

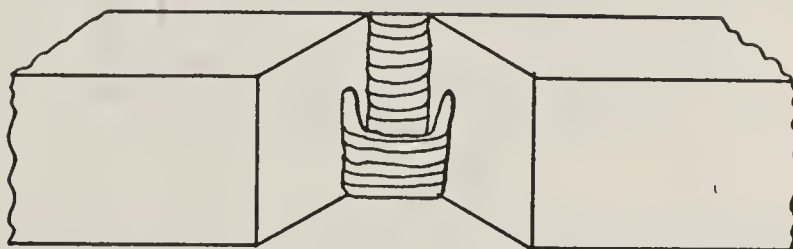


Vertical Butt Weld—First Layer.

FIG. 11

The above cycle of operation shall be repeated all the way up, each time depositing a thin layer of metal on top of the preceding layer. The travel speed on the first pass shall be regulated to limit the deposit to the equivalent of about a 1/4-in. fillet weld. On succeeding passes, the thickness shall not exceed 1/8 or 5/32 in. The successive passes shall be made by this up and down technique or by successive horizontal weaving.

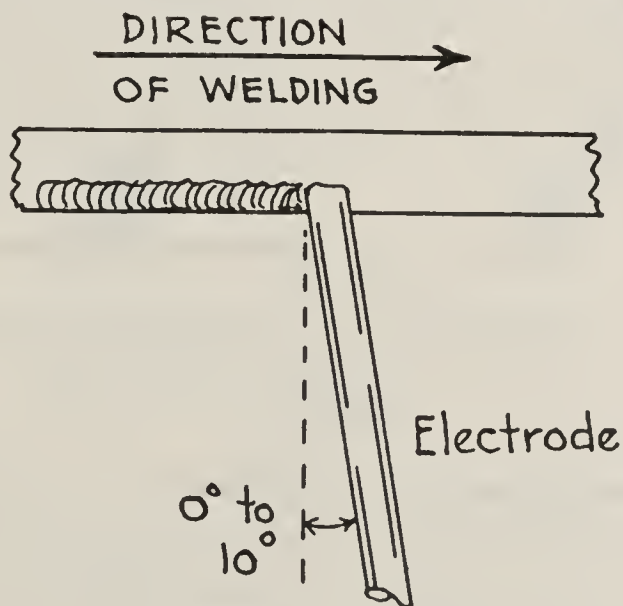
If, in making the second and succeeding passes, a procedure similar to that of the first pass shall be used, the motion (Fig. 12) to be across the pool or shelf, then upward and back at one side of the "V," then across the shelf to the other side, and up and back to the shelf again. The up and down motions shall be done rapidly, lengthening the arc while doing so. If the procedure of weaving straight across is used, it shall be similar to the above except that the up and down motion at each end of the shelf is eliminated.



Vertical Butt Weld—Second Layer.

FIG. 12

For overhead butt welds, the procedure shall be the same as that previously described for vertical welds. The electrode shall be pointed upward and sometimes leaning slightly forward as shown in Fig. 13. A shelf on which to work shall be deposited at the start and the cycles of operation shall be the same as those for vertical welding.



Overhead Butt Weld.

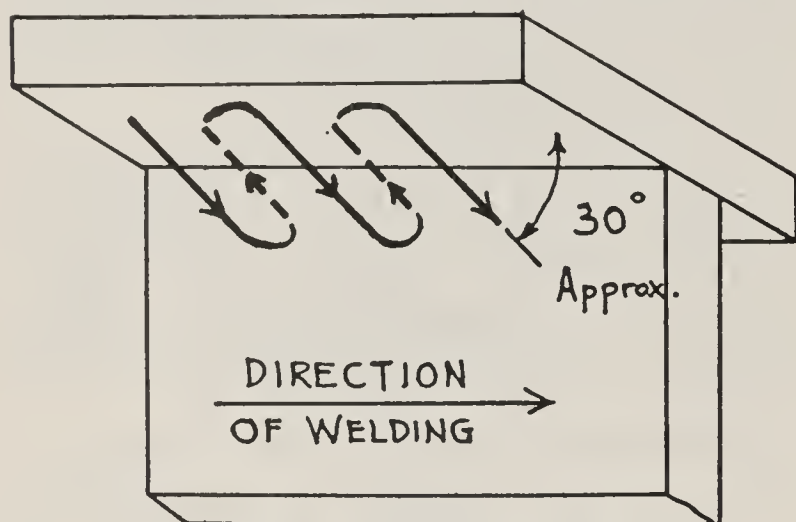
FIG. 13

RULES

WELDING PROCEDURE FOR FLAT AND OVERHEAD FILLET WELDS. For light fillet welds ($\frac{1}{4}$ in. or less) and the first pass of multiple pass welds, the electrode shall be moved only in the direction of travel. The second and successive passes or heavy single-pass welds ($\frac{3}{8}$ in. for example) shall be made by weaving the electrode in a plane making an angle of about 30 degrees with the underside of the plate, as shown in Fig. 14. The solid line represents actual welding. The dotted line represents an upward skip done in about $\frac{1}{3}$ sec.

WELDING PROCEDURE FOR VERTICAL FILLET WELDS. Vertical fillet welds shall be made in the same manner as vertical butt welds.

WELDING PROCEDURE FOR MULTI-LAYER FILLET WELDS IN ANY POSITION. In certain cases fillet welds in sizes up to $\frac{3}{8}$ in. may be made in a single pass by holding the electrode at a suitable angle and moving it along at a uniform rate. Where the fillet weld

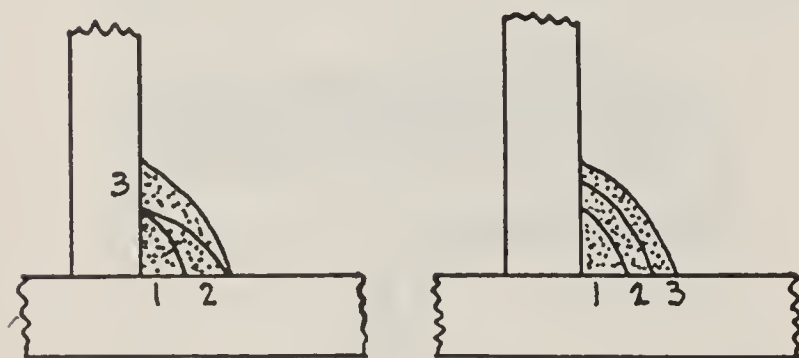


Overhead Fillet Weld.

FIG. 14

requires more than one layer, the second and subsequent layers shall be deposited as a complete spread over the previously deposited metal or in two or more parts as shown in Fig. 15.

ALTERNATE METHODS OF MAKING MULTI-LAYER WELDS



Flat, Vertical, or Overhead Fillet Weld.

FIG. 15

V. Requirements for Gas Welds.

WELDING FLAME. Torches may be either single or multiple flame. The adjustment of the welding flame shall be the same as used in the qualification tests.

The size of the inner cone or inner cones shall be regulated for varying thicknesses of base metal so that the proper amount of heat and flame condition is obtainable to

properly perform the welding operation. The criterion for welding flame regulation is that the inner cone or inner cones should be of a size and character which produce sufficient heat to maintain the welding puddle in a quiet molten state, and to cause fusion of the welding puddle with the base metal.

The orifice of the welding tip shall be kept clean at all times during the welding operation so that the regular and symmetrical inner cone or cones can be maintained.

WELDING ROD. The size of the welding rod to be used shall be such that the rod shall be of sufficient diameter to maintain the welding puddle in a quiet molten state.

STARTING WELDS. In starting a weld, the base metal shall be heated to a dull red for a distance of from 1 to 2 in. along the joint so that the point of welding can be brought to the fusion temperature evenly before welding rod is added. If the weld is stopped for any reason, the same precautions should be observed upon restarting.

WELDING TECHNIQUE—GENERAL. The welding torch and welding rod shall be manipulated so as to maintain a definite puddle of molten weld metal without overheating either the base metal or deposited metal. The end of the welding rod shall be kept within the limits of the puddle at all times, particular care being taken not to disturb the rear edge of the puddle which might cause slag on the surface to become entrapped in the weld metal. In manipulating the flame, the tip of the inner cone shall preferably not touch either base metal, puddle or welding rod.

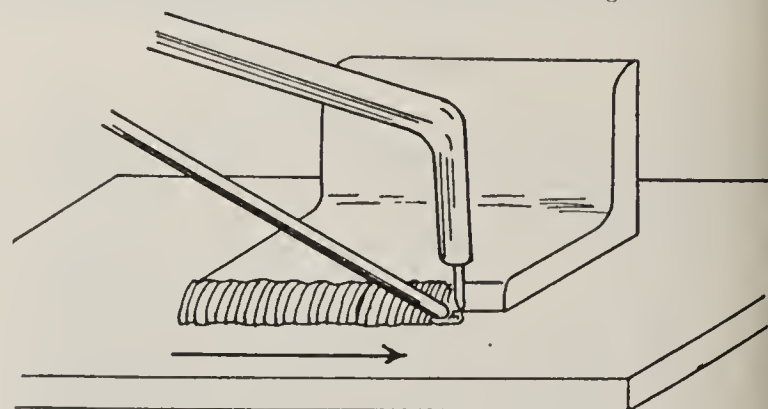
Either backhand or forehand technique may be employed. The various positions of welding rod and flame with respect to each other in backhand and forehand techniques are illustrated in Figs. 16 and 17.

In carrying the puddle forward, the base metal surfaces just in advance of the puddle shall be prepared for fusion with the puddle by melting sufficient surface metal to remove oxides and expose sound base metal. In some cases this depth of melting may be $\frac{1}{32}$ in. or less. Manipulation of the rod and flame in controlling the puddle shall

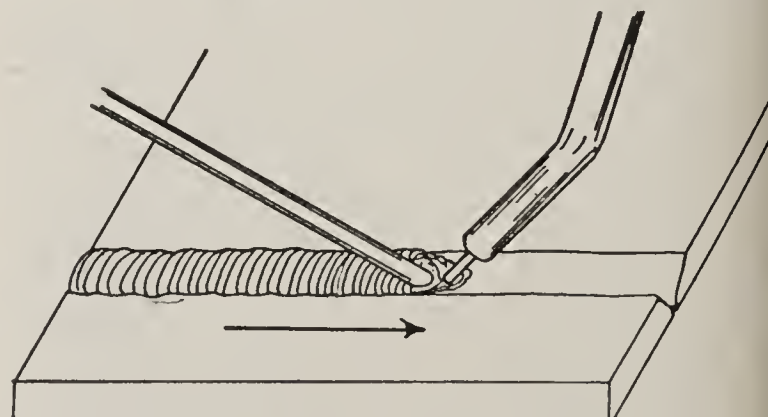
FIG. 16

Position of Rod and Flame in Backhand Technique.

Arrow indicates direction of welding.

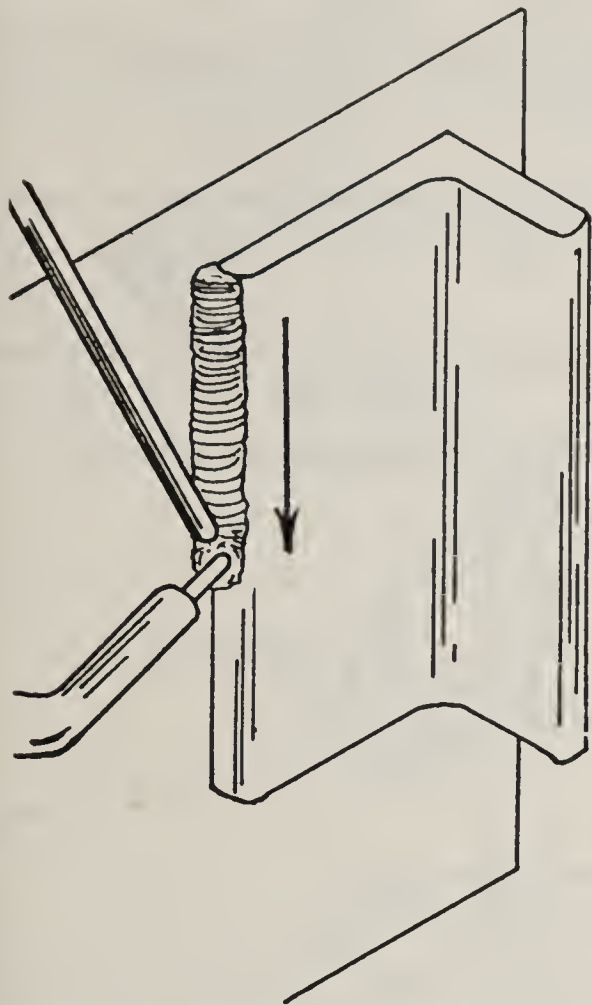


Fillet Weld—Flat Position.

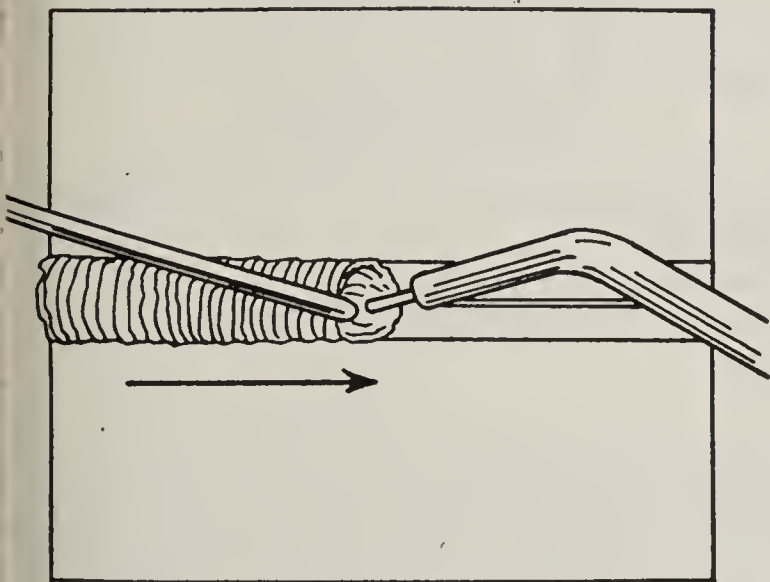


Butt Weld—Flat Position.

RULES



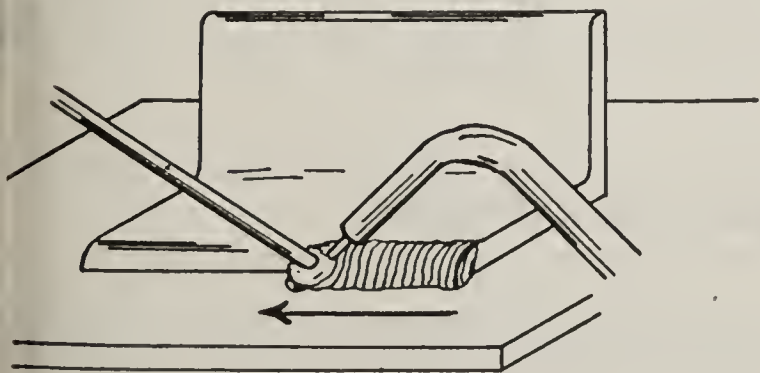
Fillet or Butt Weld—Vertical Position.



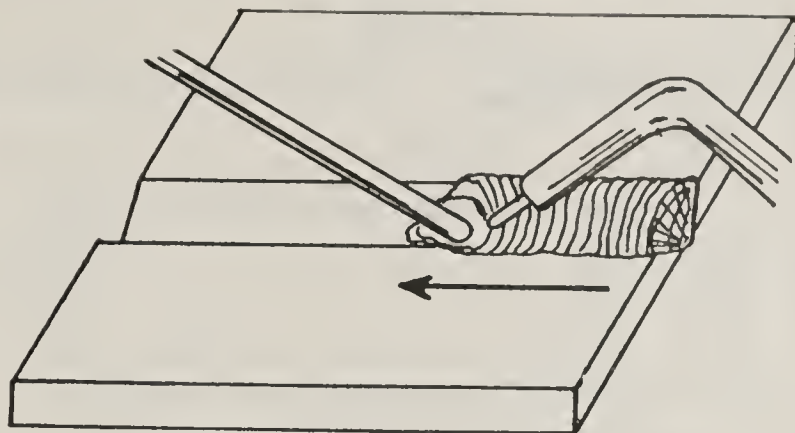
Fillet or Butt Weld—Horizontal Position.

FIG. 17

Positions of Rod and Flame in Forehand Technique.



Fillet Weld—Flat Position.



Butt Weld—Flat Position.

be such that at no time is molten metal from the puddle permitted to flow ahead until this melting has occurred.

For welding in positions other than flat, it shall be permissible to carry a fairly shallow puddle for convenience in controlling it. When using backhand technique, this shall be done by distributing the molten metal in the puddle with the end of the welding rod, providing the puddle is kept sufficiently molten so that surface oxides do not become entrapped in the weld.

FILLET WELDS. When fillet welding in the flat position, there is a tendency for the top plate to melt before the bottom plate. This shall be avoided by pointing the flame more against the lower plate as shown in Figs. 16 and 17. It is essential that fusion be secured at the inside corner or root of the joint, the welding rod and inner cone shall be manipulated so this result will be secured. If desired, the welding rod may be stirred lightly, well within the bounds of the puddle, to maintain a shallow puddle and distribute the molten metal so as to obtain readily welds of proper size and shape.

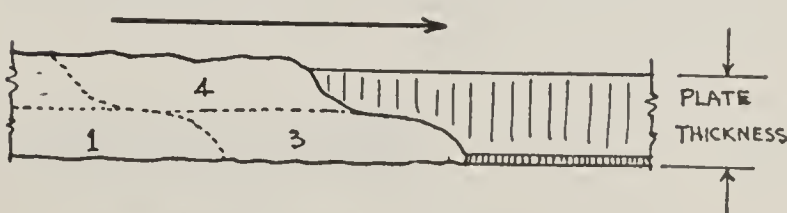
BUTT WELDS. When butt welding in the flat position, manipulation of rod and inner cone shall be such that the bottom of the vee is fused together at the same time but in advance of the upper walls of the vee so that the weight of the puddle does not cause molten metal to sag inside the joint. Where spacing of the joint exceeds $1/6$ in., it is allowable to weld the bottom of the vee together in a separate operation, $1/2$ in. to 1 in. at one time ahead of the principal point of welding.

MULTI-LAYER WELDING. Multiple layer welding may be used in place of single layer welding for all positions of welding and thicknesses of metal, but especially for welds of larger size. The criterion shall be the size of puddle that can most effectively be carried by the welder for the particular position of welding. If the completion of a weld in one layer requires a puddle larger than indicated by this criterion, two or more layers shall be made.

The layers of the weld may be made continuously for the full length, or the welding may be done by the "step" method illustrated in Fig. 18.

FIG. 18

"Step" Method of Multi-Layer Welding.

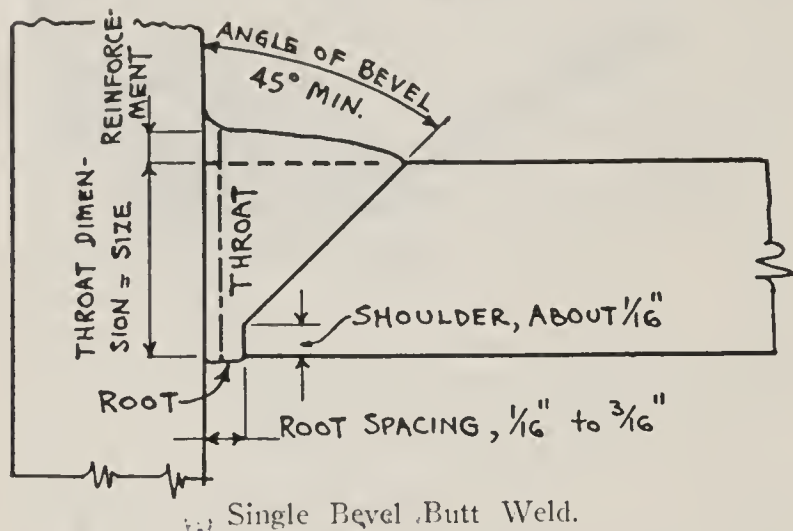


Sequence of "Step" Welds Shown by Numbers.

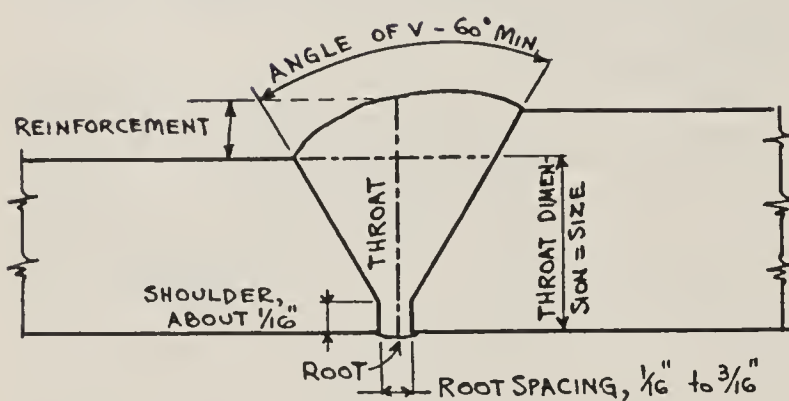
VI. Illustrations of Butt and Fillet Welds.

RULES

FIG. 20

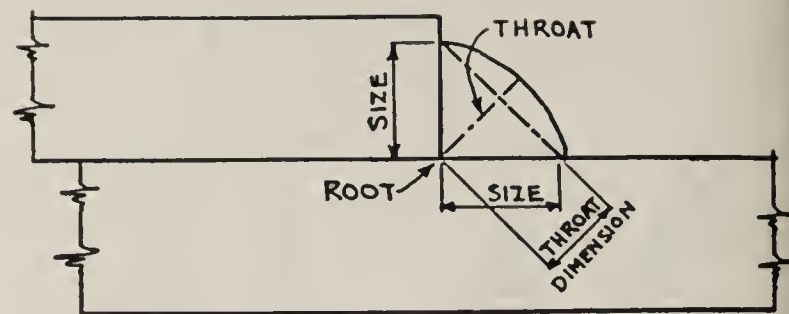


Single Bevel Butt Weld.

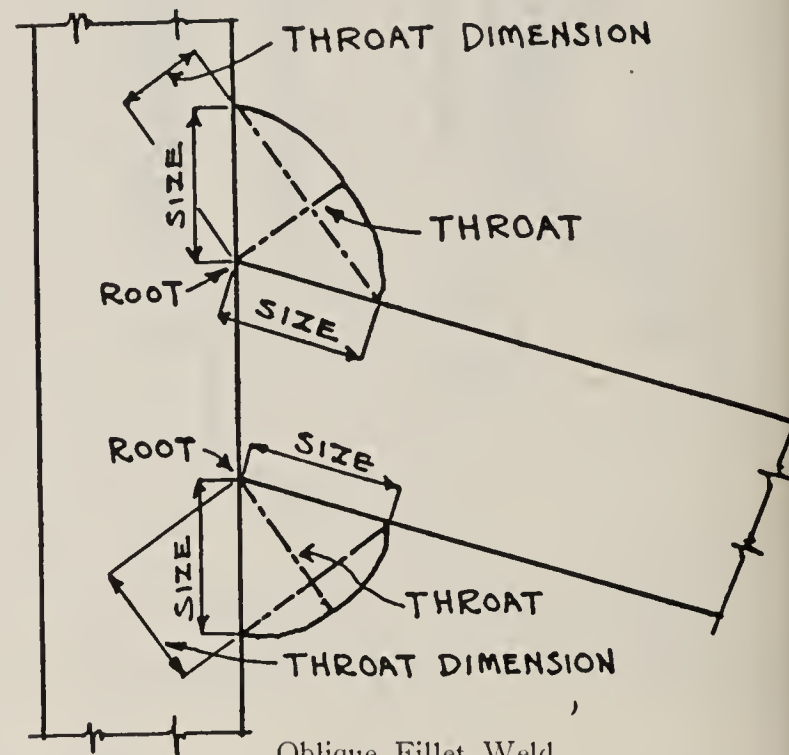


Right Fillet Weld.

FIG. 21



Single-V Butt Weld.



Oblique Fillet Weld.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

FORMS FOR NOTICE TO PROPERTY OWNERS

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

JUN 30 1948

BULLETIN

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to May 25, 1948.

Cal. No. Dept. Premises Affected.

466-48-BZ—H.B.M.—521 Grand street, south side, 63 ft. 10 in. west of Jackson street and 323 Henry street (Block 288, Lot 33), Borough of Manhattan, N.B. 64-48.

467-48-A—F.D.—1383-1387 Broadway, northeast corner of Palmetto street (1st floor); (Block 3339, Lots 47, 48 and 49), Borough of Brooklyn, 21921-LF; 21922-LF and Decision.

468-48-A—71-06 Ocean Promenade and 111 Beach 71st street, northwest corner (Block 607, Lots 97, 110, 197 and part of Lot 1), Arverne, Borough of Queens, Alt. 876-48.

469-48-A—H.B.M.—870-874 5th avenue and 1-3 East 68th street, northeast corner (Block 1373, Lots 1 and 4), Borough of Manhattan, N.B. 9-46.

470-48-BZ—H.B.Q.—101-11 Queens boulevard, east side, 40.49 ft. south of 67th road (Block 2135, Lots 6 and 8), Forest Hills, Borough of Queens, N.B. 6633-47.

471-48-SM—Imperial Ash Receptacle for theatres, manufactured by Imperial Carpet and Furniture Corp., Material.

472-48-BZ—H.B.M.—738 East 9th street, south side, 193 ft. west of Avenue B (Block 378, Lot 26), Borough of Manhattan, N.B. 75-48.

473-48-BZ—H.B.Q.—219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of Lot 31), Inglewood, Borough of Queens, Alt. 623-48.

474-48-BZ—H.B.R.—2582 Hylan boulevard, southeast corner of Ross avenue (Block 3960, part of Lot 1), New Dorp, Borough of Richmond, N.B. 120-48.

475-48-SM—Durabrik Concrete Brick, manufactured by Durabrik Sales Corp., Material.

476-48-BZ—H.B.Bx.—227 148th street, north side, 292.83 ft. east of Park avenue (Block 2337, Lots 52 and 53), Borough of The Bronx, Alt. 384-48.

477-48-BZ—H.B.B.—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn, N.B. 369-48.

478-48-A—H.B.Q.—124-02 Ocean Promenade and 119-27 Beach 124th street, northwest corner (Block 764, Lot 44), Belle Harbor, Borough of Queens, Alt. 863-48.

479-48-BZ—H.B.Q.—65-89 Austin street and 94-01 to 94-11 66th avenue northwest corner (Block 3100, Lot 40), Forest Hills, Borough of Queens, N.B. 1786-48.

480-48-SM—J. Alperin and Co. Pure Linseed Oil Putty, manufactured by J. Alperin and Co., Material.

481-48-BZ—H.B.B.—1320-1328 Atlantic avenue, south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn, N.B. 519-48.

482-48-BZ—H.B.M.—4342-4344 Broadway and 643-647 West 185th street, northeast corner (Block 2167, Lot 29), Borough of Manhattan, Alt. 608-48.

483-48-SA—Reliable Paint Preheater, Appliance.

484-48-BZ—H.B.B.—441-453 and 467-477 Prospect avenue, north side, 148 ft. 6 in. east of 8th avenue (Prospect Park West); (Block 1113, Lots 73, 74 and part of Lot 62), Borough of Brooklyn, Alt. 3828-47.

485-48-A—F.D.—54-60 Columbia street and 61-63 Congress street, northeast corner (street floor); (Block 293, Lot 2), Borough of Brooklyn, 22040-LF and Decision.

486-48-A—H.B.B.—6702-6706 3rd avenue and 274-284 67th street, southwest corner (cellar and 1st floor); (Block 5849, Lots 37 and 40), Borough of Brooklyn, Alt. 848-46.

487-48-A—F.D.—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (1st floor); (Block 2409, Lots 92-95 inclusive), Borough of The Bronx, 47259-LF.

488-48-A—F.D.—354-358 Troutman street, south side, 191.3 ft. east of Irving avenue (1st floor); (Block 3188, Lot 15), Borough of Brooklyn, 21783-LF and Decision.

489-48-BZ—H.B.Q.—69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens, N.B. 10537-46.

490-48-A—H.B.B.—508-516 Fulton street and 10-14 Hanover place, southwest corner (3rd and 4th floors); (Block 160, Lot 18), Borough of Brooklyn, Alt. 1259-48.

491-48-SM—Vent-O-Matic Incinerator Hopper Door Type H-10, manufactured by Vent-O-Matic Incinerator Corp., Material.

492-48-A—H.B.Bx.—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont parkway (Block 2919, Lot 35), Borough of The Bronx, Amendment to Alt. 292-48.

493-48-A—H.B.Bx.—1087-1093 Southern boulevard, west side, 328 ft. north of Westchester avenue (Block 2727, Lots 45-48), Borough of The Bronx, Amendment to Alt. 503-47.

494-48-A—H.B.Bx.—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor); (Block 2980, Lot 8), Borough of The Bronx, Amendment to Alt. 51-48.

495-48-A—H.B.Q.—162-10 to 162-14 Jamaica avenue south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens, M-3662-48.

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92-29 New York boulevard and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens, Misc. 2833 and 2834-48.

Restored to Docket

528-47-A—F.D.—303 East 44th street, north side and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan, 47362-LF.

006-47-A—H.B.Bx.—East side of Blair avenue, 167 ft. south of Shore drive (Block 5516, Lot 101), Borough of The Bronx, Amendment to Alt. 845-47.

129-27-BZ—H.B.M.—65-77 St. Nicholas place and 401 West 153rd street, northwest corner (Block 2069, Lot), Borough of Manhattan, Alt. 314-48.

27-27-BZ—H.B.B.—741-757 Ralph avenue and 121 East 8th street, northeast corner (Block 3531, Lots 7 and 4), Borough of Brooklyn, N.B. 260-47.

94-29-BZ—H.B.B.—5810-5824 Bay parkway and 2177-183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn, Alt. 1620-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; L.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 2, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, June 2, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

177-48-BZ—Application, February 27, 1948, under section 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of Milton Barkin, owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants; premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

277-39-BZ—Application of Mary A. Bradley, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7g of the zoning resolution, for a temporary term of years, permitting in a business use district, the maintenance of individual garages for more than five motor vehicles; premises 25-12 to 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens.

705-41-BZ—Application of Idella R. Koechel, owner, reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

1024-41-BZ—Application of Minnie Weinstein, applicant and owner, reopened May 11, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

415-47-BZ—Application of De Pace and Juster, applicants, on behalf of Beppo Realty Corp., owner, reopened April 6, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage and motor vehicle repair shop for more than five motor vehicles, using more than the area permitted (previously granted by the Board); premises 2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

CALENDAR

416-47-A—2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx (reopened April 6, 1948).

846-47-BZ—Application, August 26, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Community Founders, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, office, auto laundry, lubritorium and motor vehicle repair shop; premises 67-53 164th street, and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens.

250-48-BZ—Application, March 23, 1948, under section 7e of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Irving Glaser, owner, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre; premises 70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

439-48-A—Re Transportation and sale of Anti-Freeze known as "Saf-Tee Super" in one gallon, sealed metal cans in New York City (containers not in conformity with Administrative Code requirements).

847-47-A—67-53 164th street and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—69th avenue).

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

989-47-BZ—Application, November 14, 1947, under section 7c of the zoning resolution, of Herman Kron, applicant, on behalf of 61-44 Fresh Meadow Road, Inc., owner, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubritorium and auto laundry; premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation,

owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

228-48-BZ—Application, March 15, 1948, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Simon V. Cohen, owner, to permit in a business use, D area district, the extension to existing building, using more than the area permitted; premises 2464-2466 (2674 displayed) Flatbush avenue, west side, 160 ft. north of Avenue U (Block 8542, Lot 67), Borough of Brooklyn.

273-48-BZ—Application, March 29, 1948, under section 7e of the zoning resolution, of Voorhees, Walker, Foley and Smith, applicants, on behalf of Union Square Savings Bank, owner, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank); premises 20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

291-48-BZ—Application, April 2, 1948, under section 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Henry Kahan, owner, to permit in a residence use, G. area district, the projecting bay window and vestibule into the required front yard and an open terrace projecting into the required rear yard; premises 311 Beach 147th street, west side, 100 ft. north of Neponsit avenue (Block 749, Lot 35), Neponsit, Borough of Queens.

372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

295-48-A—2911-2917 Atlantic avenue and 255 Warwick street, northeast corner (Block 3952, Lots 1 and 47), Borough of Brooklyn.

23-37-SA—Silent Heet Oil Burner (reopened January 20, 1948 re approval of Model C).

203-48-SM—Pennsylvania Range Boiler Co. Obround 275 Gallon Fuel Oil Tank.

139-47-SM—Laneri Bros. Cement and Cinder Blocks (reopened September 23, 1947 to include additional sizes).

HARRIS H. MURDOCK, *Chairman*

JUNE 2, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

356-48-A—53-02 29th street, west side, 15.09 ft. south of Review avenue (Block 294, Lot 106), Long Island City, Borough of Queens (under section 35, General City Law re bed of mapped street—29th street).

77-48-A—519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2266, Lot 42), Borough of The Bronx.

CALENDAR

287-48-A—88-40 192nd street, west side, 335 ft. south of Hillside avenue (Block 10456, Lot 36), Hollis, Borough of Queens.

284-48-A—421-429 West 33rd street, north side, 292 ft. west of 9th avenue (Block 731, Lot 54), Borough of Manhattan.

296-48-A—240 Kent avenue, southwest corner of North 1st street (basement); (Block 2377, Lots 9, 11 and 12), Borough of Brooklyn.

314-48-A—167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

374-47-A—287-295 Amsterdam avenue and 170 West 74th street, southeast corner (Block 1145, Lot 61), Borough of Manhattan (reopened and restored to calendar March 2, 1948; previously withdrawn).

687-47-A—115-11 to 115-13 Rockaway Beach boulevard, south side, 60 ft. east of Beach 116th street and 192 Beach 116th street (Block 660, Lot 4), Rockaway Beach, Borough of Queens (reopened and restored to calendar February 17, 1948; previously withdrawn).

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1948, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 8, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

548-47-BZ—Application of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

104-48-BZ—Application, February 9, 1948, under section 7c of the zoning resolution, of Max Wechsler of Wechs-

ler and Schimmenti, applicant, on behalf of Corner Realty Corp., owner, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning; premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

85-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage; premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

865-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Louis Langholtz, applicant, on behalf of Emanuel Welkowitz and Carl Stari-shefsky, d/b/a Avenue C Delivery Service, owners, to permit in a residence use district, the parking of five trucks, for a term of years; premises 750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.

1070-47-BZ—Application, December 9, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Josephine Stock, owner (Arthus W. Sollie, lessee), to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying; premises 389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

88-48-BZ—Application, February 2, 1948, under section 21 of the zoning resolution, of Newman and Bisco, applicants, on behalf of Elsie Edelmänn, owner, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than is permitted and using more than the area of lot permitted for the dwelling and private garage; premises 484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.

CALENDAR

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

309-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Domenick Salzone, owner, reopened November 5, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard (previously granted on condition for parking and storage for two years); premises 125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

370-41-BZ—Application of Lama and Proskauer, applicants, in behalf of Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee), reopened September 9, 1947, under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board); premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

36-48-BZ—Application, January 13, 1948, under sections 7e, 7A and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Rabinowitz, owner, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubritorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection; premises 65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

343-48-BZ—Application, April 15, 1948, under sections 7f and 7e of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of 1412 Webster Ave. Corp., owner, to permit in a business use district, the erection and maintenance of a storage garage for more than five motor vehicles (trucks) and for the storage of plumbing parts; premises 1410 Webster avenue, east side, 50.16 ft. south of St. Pauls place (Block 2896, part of Lot 5), Borough of The Bronx.

355-48-BZ—Application, April 19, 1948, under section 7e of the zoning resolution, of Harry Hurwit, applicant, on behalf of Alfred H. Adler, owner, to permit in a residence use district, the change in occupancy from heretofore converted class "B" multiple dwelling to heretofore converted class "B" multiple dwelling and store (in basement); premises 209 West 78th street, north side, 123 ft. west of Amsterdam avenue (Block 1170, Lot 27), Borough of Manhattan.

391-48-BZ—Application, April 22, 1948, under section 7h of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Hotel Taft Corporation, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 30 East End avenue and 534 East 81st street, southwest corner (Block 1577, Lot 27), Borough of Manhattan.

403-48-BZ—Application, May 4, 1948, under sections 7c and 21 of the zoning resolution, of William I. Hohausser, applicant, on behalf of Myer 1890 Bottling Co., Inc., owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard; premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

413-48-BZ—Application, May 5, 1948, under section 21 of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence, business and unrestricted use district, the erection of more than one building on a lot; premises Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens.

414-48-A—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens (Woodside Houses); (under section 36 of General City Law re buildings not facing legal streets).

445-48-A—Re Packaging of anti-freeze known as "All State Anti-Freeze" in one quart and one gallon sealed cans in New York City (containers not in conformity with Administrative Code requirements).

188-46-SA—Toridheet Pressure Atomizing Oil Burner.

883-47-SA—Middleton Oil Burner.

41-48-A—241 Western avenue, east side, 2400 ft. south of Richmond Terrace (Block 1338, Lot 1), Port Ivory, Borough of Richmond.

59-48-SA—Jetrionic Oil Burner, Model JBO-1.

122-48-SA—Lundt Line Pressure and Power Burner (Gas Conversion Burner).

809-47-SA—Roberts-Gordon Gas Burners, Models 400-Z-2, Model H and PH.

1026-47-SA—Breese Horizontal Oil Burners, Models HB7LCHS, HB7DGR, HB7DGS, HB7DHS, HB7-LCGR and HB7LCGS.

978-47-SM—Stylon Tufkote Micro Cut Fibers and Stylon Adhesive #3.

605-47-SA—Eisenberg Drying Oven (Gas Fired).

150-48-SA—Shafco Hanging Oil Fired Unit Heater.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JUNE 8, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 8, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

243-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

1005-47-A—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan (reopened March 30, 1948; previously withdrawn).

323-48-A—Pier 1, (Prospect Terminal) foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

324-48-A—Pier 2, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

325-48-A—Pier 3, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

267-48-A—505 Bay street, northeast corner of Wave street (Block 488, Lot 1), Stapleton, Borough of Richmond (under Section 35, General City Law re bed of mapped street—proposed widening of Bay street).

398-48-A—140-46 Bascom avenue, south side, 42.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

339-48-A—73-39 Woodhaven boulevard, the south side of Metropolitan avenue, 466.99 ft. south of Trotting Course lane (Block 3886, Lot 671), Glendale, Borough of Queens.

377-48-A—1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (2nd floor); (Block 3335, Lot 45), Borough of Brooklyn.

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

406-48-A—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

434-48-A—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan.

29-39-A—548 Leonard street, east side, 150 ft. south of Nassau avenue (1st floor), Borough of Brooklyn (reopened April 20, 1948).

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 15, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

311-48-BZ—Application, March 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

337-48-BZ—Application, April 14, 1948, under section 7e of the zoning resolution, of Harry Silverman, applicant, on behalf of Joseph Yannone and Anthony Scavetta, owners, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years; premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

159-48-BZ—Application, February 26, 1948, under sections 7a and 7c of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of A. A. Lexington, Inc., owner, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse; premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

216-48-BZ—Application, March 11, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Simbern Holding Corp., owner, to permit in a residence use district, the erection and maintenance of a business building; premises 58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

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288-34-BZ—Application of Burke, Morrison & Green, applicants, on behalf of Cross Bay Blvd., Inc., owner, reopened April 6, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

44-35-BZ—Application of Arthur Haaren, applicant, on behalf of Kesbec, Inc., owner (Arthur O. Leuck, lessee), reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

1022-47-BZ—Application, November 24, 1947, under sections 7c and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

1058-47-BZ—Application, December 11, 1947, under sections 7c and 21 of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Bernedetta Claderone, owner (Anthony Butera, lessee), to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway; premises 670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use dis-

trict the erection and maintenance of a building to be used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 15, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

362-48-A—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 22, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

802-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of David Koss, owner, reopened June 2, 1948 for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, for a temporary term of years permitting in a residence use district the parking and storage of more than five motor vehicles; premises 219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, east side, 140 ft. south of Edgemere avenue (Block 280, Lot 10), Edgemere, Borough of Queens.

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921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

628-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Harry J. Pieper, owner, reopened November 12, 1947, under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one half ton trucks; premises 71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens.

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

706-47-BZ—Application, July 11, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sadie V. Owens, owner, to permit in a business use district the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises 162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

709-47-BZ—Application, July 22, 1947, under sections 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Eugene Marcus, owner, to permit in a business use, C area district the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted; premises 5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

4-48-BZ—Application, January 6, 1948, under section 21 of the zoning resolution, of Jacob Lubroth, applicant, on behalf of Marehville Realty Corp., owner, to permit in a business use, C area district the extension to an existing building on first floor, using more than the permitted area; premises 35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, northeast corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

8-48-BZ—Application, January 2, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of R. T. Realty Corp., owner (Blue Moon Wet Wash Laundry, Inc., lessee), to permit in a business use district the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises; premises 1883-

1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn.

115-48-BZ—Application, February 11, 1948, under sections 7c, 7f, 7h and 7i of the zoning resolution, of William H. Altman, applicant, on behalf of Sam Glorit, owner, to permit in a residence and business use district the change in occupancy from private garage for five motor vehicles, gasoline station, office and grease pits, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles; premises 509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn.

342-48-BZ—Application, April 15, 1948, under sections 7e, 7i, 7c and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee), to permit in a residence and retail use, D area district the extension to existing auto show room using more than the area permitted, and without the required rear yard to be used as an auto show room for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake testing, parts department and office; premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 13 and 50), Floral Park, Borough of Queens.

382-48-BZ—Application, April 28, 1948, under section 7c of the zoning resolution, of Leo Stillman, applicant, on behalf of Arthur Bandes and Cecile Nemerson, owners, to permit in a residence and business use district the erection and maintenance of a business building (stores and offices); premises 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16-19), Borough of The Bronx.

925-47-BZ—Application, September 23, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Carmine Riccardone, owner, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five motor vehicles for a term of years; premises 168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens.

926-47-A—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Bedell street).

464-48-A—18-13 Flushing avenue, northeast corner of Seneca avenue (Block 3410, Lot Nos. 140, 145, 190 and 215), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped streets—Seneca and Montrose avenues).

229-46-SA—General Electric Automatic Dishwasher Models AE-646, BE-646 and DE-646.

1071-47-SA—Oxweld V-31 Station Dual Shut-off Valve.

1092-47-SM—City Concrete Filled Steel Column.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 25, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 27, 1948 and May 4, 1948, were approved as printed in the Bulletins of May 4, 1948 and May 11, 1948, Vol. 33, Nos. 18 and 19.

ZONING APPLICATIONS

552-25-BZ

APPLICANT—Sarsfield J. Sheridan, for 3604 Broadway Realty Corp., owner.

SUBJECT—Application reopened September 23, 1947—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop.

PREMISES AFFECTED—5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

APPEARANCES—

For Applicant: Sarsfield J. Sheridan.

For Opposition: F. A. Darian.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

243-27-BZ

APPLICANT—Henry Nordheim, for James J. Gilhuly, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted.

PREMISES AFFECTED—3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

1129-39-BZ

APPLICANT—Benjamin H. Whitestone, for 900 Southern Boulevard Corporation, owner, (Abraham Helman and Isidor Lubin, lessees).

SUBJECT—Application reopened October 2, 1945—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board).

PREMISES AFFECTED—900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Sankin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

865-47-BZ

APPLICANT—Louis Langholtz, for Emanuel Welkowitz and Carl Starishefsky, d/b/a Avenue C Delivery Services, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of five trucks, for a term of years.

PREMISES AFFECTED—750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis Langholtz and Emanuel Welkowitz.

For Opposition: Samuel H. Reich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

1070-47-BZ

APPLICANT—Lama and Proskauer, for Josephine Stock, owner, (Arthus W. Sollie, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying.

PREMISES AFFECTED—389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

1074-47-BZ

APPLICANT—Lama and Proskauer, for Louis W. Alpher, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a period of years.

PREMISES AFFECTED—206-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application referred to the Engineer of the Board, to set a new date in the latter part of June. No notices having been mailed.

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86-48-BZ

APPLICANT—Henry George Greene, for N. Meltzer, Inc., owner (Morris Cohen, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles, to include cellar of existing garage.

PREMISES AFFECTED—156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene and Morris Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

88-48-BZ

APPLICANT—Newman and Bisco, for Elsie Edelmann, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than is permitted and using more than the area of lot permitted for the dwelling and private garage.

PREMISES AFFECTED—484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Edelmann.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

104-48-BZ

APPLICANT—Max Wechsler of Wechsler and Schimmenti, for Corner Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: Frank J. Pino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument. The applicant stated that there is no sprinkler equipment in any part of the building, but in a letter dated May 25, 1948 stated as follows:

"I wish to correct a statement I made at the hearing on May 25, 1948.

"I said that there was no sprinkler system in the building, but on checking my records at the office, I find that the building is equipped with a sprinkler system."

142-48-BZ

APPLICANT—Paul Friedman, for George and Eli Goldberg, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a term of two years.

PREMISES AFFECTED—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Bernard I. Kamen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 2, 1948, at 10 A.M., for applicant to obtain permit from the Department of Housing and Buildings for the portion of the premises in the business use district. Application amended for consideration of the extension of the use into the residence use district under section 7c. See action taken as to 400-48-A.

155-48-BZ

APPLICANT—James E. Casale, for Beatrice D. Maroney, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: J. E. Casale, J. J. Dowling, J. L. Ennis and J. L. Ennis, Jr.

For Opposition: G. B. Sands, L. Randall and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

159-48-BZ

APPLICANT—Jacob J. Gloster, for A. A. Lexington, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse.

PREMISES AFFECTED—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Gloster and L. Rosenberg.

For Opposition: H. P. Clark.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument, and for further consideration as to objection of the building superintendent as to the tabular height of the building.

216-48-BZ

APPLICANT—Stanley H. Klein, for Simbern Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning

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resolution, to permit in a residence use district, the erection and maintenance of a business building.
PREMISES AFFECTED—58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: S. H. Klein and J. F. Fitzsimons.
For Opposition: E. Travers, J. Pipoto, J. G. Zimm, M. Guidone and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

239-48-BZ

APPLICANT—Siegel and Green, for Tupton Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the erection and maintenance of a business building (stores) extending from a business use district, into a residence use district, and using more than the area permitted in the residence use, B area district portion of the lot.

PREMISES AFFECTED—1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.
For Opposition: H. Weir and M. Hershoson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

311-48-BZ

APPLICANT—Lama and Proskauer, for 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1000-1102 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: J. G. Fowler, Mrs. Paolo and E. Steppin.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

337-48-BZ

APPLICANT—Harry Silverman, for Joseph Yannone and Anthony Scavetta, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles for a term of years.

PREMISES AFFECTED—324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman and Joseph Yannone.
For Opposition: Samuel Berger and A. A. Hageman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for inspection by a committee of the Board and decision by the Board without further argument.

309-48-BZ

APPLICANT—Lama and Proskauer, for Estate of Samuel B. Althouse, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, the sale and display of more than five motor vehicles, and with proposed curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner Block 159, Lot 15 and Block 162, Lot 39), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William Marlin.
For Opposition: J. H. Michels, Wm. D. Casey, H. Christ, L. M. Michels, J. H. Morris and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as being improperly before the Board due to incorrect ownership being given on application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative

261-25-BZ

APPLICANT—Lama and Proskauer, for Angelo Spinelly, owner.

SUBJECT—Application reopened November 5, 1947—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding.

PREMISES AFFECTED—2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative

THE RESOLUTION (261-25-BZ)

WHEREAS, Lama and Proskauer, for Angelo Spinelly, owner, filed October 7, 1947, an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five-car garage, radiator repairs and brake testing to five-car garage, body

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and fender work, painting, spraying and welding, affecting premises 2444 to 2446 Coney Island avenue, west side, 307 ft. 4 3/4 in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin, and laid over to May 25, 1948 for inspection by a committee of the Board and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue U, Coney Island avenue and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 6, 1947, re Alt. Applic. 2915-47, reads:

"1. Proposed change of occupancy from 5 car garage, radiator repairs and brake testing, to 5 car garage, body & fender work, painting, spraying & welding incidental to body & fender works in a business district, is contrary to Art. 2, Sect. 4a, 4 & Art. 2, Sect. 4a-29 of the zoning resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 71 ft., 7 3/4 in. in depth (irregular), on which is located a building covering entire lot, one story 13 ft. in height of Class 3 construction, presently used as a five-car garage, radiator repairs and brake testing; that it is proposed to use the premises for body and fender repairs with welding, painting and spraying incidental to the work; and

WHEREAS, the applicant contends that this use will in no way affect the surrounding owners as there are several nonconforming uses in same block between Avenues U and V; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7i thereof, to permit the premises as permitted by the Department of Housing and Buildings for garage for not more than five (5) cars, to be occupied as proposed with a change of occupancy from five car garage to motor vehicle repair shop, on condition that the building shall not be increased in height or area; that no windows shall be erected on the side lot lines to the north or south; that the existing window in the rear may be retained provided the exterior door in the rear wall is sealed; that the two existing curb cuts 10 ft. and 11 ft. each shall not be increased; that the existing signs on the front of the building shall be removed and not more than one sign erected complying with the requirements of the zoning law therefor; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all rules, laws and regulations applicable hereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

578-40-BZ

APPLICANT—Lama and Proskauer, for Jacob Siëven, owner.

SUBJECT—Application reopened October 29, 1946—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room.

PREMISES AFFECTED—1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (578-40-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business use district the alteration and extension of an existing gasoline service station, was withdrawn on October 29, 1940; and

WHEREAS, this case was reopened for consideration under sections 7c and 21 of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station and, also, the erection of a store building with entrance and show windows more than 25 ft. from the intersecting street of business use frontage as the abutting property is in a residence use district, and again withdrawn on February 2, 1943; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage, locker room, office and boiler room, affecting premises 1716 to 1726 Utica avenue and 4914 to 4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on October 29, 1946, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin, and laid over to May 4, 1948 for inspection by a committee of the Board, then to May 25, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue I is in residence and business use, D area and Class 1 height districts; Utica avenue is in a business use, D area and Class 1 height district; and the site is in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 12, 1946 re N.B. Applic. 1430-46, reads:

"3. The reconstruction and extension of a gasoline service station for use as gasoline service station, minor repair shop, wheel alignment, brake testing, auto laundry, lubritorium, office, accessories, storage, locker room and boiler room, in a business use district is contrary to the Zoning Res. Art. II, Sect. 4(a) (29) and (46)."

and
WHEREAS, the applicant states that the premises consist of a plot, 92 ft. 1/8 in. front by 100 ft. in depth (irregular) on which is located a one-story metal office 12 ft. by 16 ft. and a steel and wood open grease pit and two gasoline pumps; that it is proposed to demolish the existing building and erect a building 85 ft. 6 1/2 in. front by 50 ft. in depth, one story 13 ft. 6 in. in height of Class 3 construction to be used as a motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, locker room and office; that it is proposed to remove all existing gasoline storage tanks and pumps and install 8 new 550 gallon storage tanks and six gasoline dispensing pumps; and

WHEREAS, the applicant contends that the building will be architecturally designed with slate roof and brick construction; that it is proposed to erect along the southerly lot line a wood picket fence 6 ft. high on a brick base with brick posts; that at the intersection of Avenue I and Utica avenue it is proposed to construct a concrete curb 1 ft. high,

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10 ft. along Avenue I and 10 ft. along Utica avenue for planting area, all as shown on plans filed with this application; that both Utica avenue and Avenue I are main automobile thoroughfares; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c and 7i thereof, to permit the plot to be occupied for the extension of the existing gasoline service station generally as proposed and as shown on revised plans marked "Received May 15, 1948," four sheets, *on condition* that the accessory building shall comply with the requirements of the building code therefor; that the boiler room shall be enterable only from the exterior and shall be separated from the balance of the building by fireproof construction; that all existing buildings and uses shall be removed and the premises shall be reconstructed as indicated on such revised plans; that no gasoline pumps shall be erected nearer than 10 ft. to Utica avenue or Avenue I; that curb cuts shall be restricted to two to Utica avenue not exceeding 30 ft. in width each and one to Avenue I of similar width, located as indicated; that at the intersection there shall be a safety area constructed protected with 6" curbs extending for a distance of not less than 10 ft. from the intersection along both streets; that planted areas shall be maintained as proposed, protected by 6" curbing; that on the side lot line to the south and the rear line to the west and the street line for a distance of 60 ft. along Avenue I as shown, there shall be erected fences which shall be of brick masonry with ornamental iron picket fences above to a total height of not less than 6 ft. except that the fence along Avenue I may be a total height of 4 ft.; that gasoline tanks shall be restricted to eight 550 gallon tanks; that the accessory building shall be arranged as proposed for auto laundry, sales, office, and lubrication, and minor repairs with hand tools only may be permitted under section 7i; that the sidewalks and curbs on Utica avenue and Avenue I shall be restored or reconstructed to the satisfaction of the borough president; that where not occupied by accessory buildings, planting and pumps, the premises shall be surfaced with concrete or tarvia or other suitable reasonably impervious material; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard near the intersection for supporting a sign which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to be double leafed and to extend beyond the building line for a distance of not over 4 ft.; that there shall be no windows in the wall of the accessory building to the south; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

135-42-BZ

APPLICANT—Hazeltime Electronics Corp., owner.

SUBJECT—Application for consideration reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles and the erection and maintenance of a building for office, laboratory and light manufacturing.

PREMISES AFFECTED—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: F. Robinson, J. J. Foley and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman Dep't of Parks.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (135-42-BZ)

WHEREAS, this application under sections 7c and 7h of the zoning resolution, permitting upon a plot of ground located partly in a business use district and partly in a residence use district, the erection and maintenance of a building to be used as office, laboratory and light manufacturing and also the parking and storage, for a term of two years, of more than five motor vehicles, said cars being in the ownership of the employees, affecting premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens, was granted by the Board on March 24, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on March 14, 1944, March 12, 1946, and March 23, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 24, 1942 as amended through March 23, 1948 as to the term of the variance, so that as amended this portion of the resolution shall read:

"that the use of the building herein permitted and the occupancy of the adjoining area for parking may be extended for a term of fifteen (15) years from the date of this amended resolution, *on condition* that the building as herein permitted shall be altered by extending the enclosing walls to a height of the peaks of the saw-tooth skylights as indicated on plan marked "Received May 24, 1948"; that such wall shall be properly coped and all exterior sides of the building shall be painted white; that all permits shall be obtained and all work completed within one year from the date of this amended resolution."

448-46-BZ

APPLICANT—Lama and Proskauer, for Edward and Arthur Senft, owners (Colony Fuel Oil Co., Inc., lessee).

SUBJECT—Application reopened June 3, 1947—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal).

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: J. W. Bernstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (448-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for more than five motor

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vehicles to garage for more than five motor vehicles, office, automobile repair shop and freight terminal, affecting premises 2354 to 2372 East 19th street, west side, 100 feet north of Avenue X, (Block 7403, Lot 29), Borough of Brooklyn, was denied by the Board on July 23, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a residence use district the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office; and

WHEREAS, this case was reopened by vote of the Board on June 3, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin, and laid over to May 25, 1948, for inspection and decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue X and East 19th street are in both residence and unrestricted use, D area and Class 1 height districts; the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 24, 1947, re Alt. Applic. 1087-47, reads:

"1. Proposed sale of fuel oil in existing public garage located in a Residence zone constitutes an extension of a nonconforming use and is contrary to Art. II, Sec. 3 of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot 166 ft. 35/8 in. by 100 ft. in depth on which is located a building covering the entire plot, 2 stories, 23 ft. in height, of Class 3 construction, presently used as a public garage for more than five motor vehicles; that it is proposed to use the existing office in the garage to conduct a telephone business for the sale of fuel oil; that there will be no fuel oil storage on premises; and

WHEREAS, the applicant contends that the owners merely used the premises for the purpose of receiving phone orders which are in turn phoned to a fuel oil storage plant from where delivery is made directly to the purchaser; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, for a term of ten (10) years, to permit the premises to be continued to be occupied as proposed as a garage for more than five (5) motor vehicles but not generally as a public garage but to permit the storage of motor vehicles used in conjunction with the oil business of the owner, on condition that no fuel oil tank motor vehicles containing oil shall be permitted to be stored within the building; that the office may be occupied as proposed for taking orders by telephone; that no trucks shall be allowed to remain on the public street; that all trucks shall be stored within the garage when not in use; that the building shall not be increased in height or area; that no signs shall be erected on the building except that there may be a neat sign attached to the facade of the building near the entrance advertising the oil business and provided such sign does not exceed 25 sq. ft. in area; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

183-47-BZ

APPLICANT—Albert W. Lewis, for Ernest Mann, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the

erection and maintenance of a motion picture theatre and store, extending into the residence use district.

PREMISES AFFECTED—159-09 Union turnpike, northwest corner of 160th street, and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22-27, inclusive, 33 and part of Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. H. Doran and R. C. P. Boehler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (183-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a motion picture theatre and store, extending into the residence use district, affecting premises 159-09 Union Turnpike, northwest corner of 160th street and southwest corner of 79th avenue and 160th street (Block 6831, Lots 22 and 27, inclusive, Lot 33 and part of Lot 1), Flushing, Borough of Queens, was withdrawn on January 20, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin, and laid over to May 25, 1948 for inspection and decision by the Board without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Union Turnpike is in a local retail use, D area and Class 1 height district; 160th street and the site are in residence and local retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1948 re N.B. applic. 10561-46, reads:

"1. The erection of a motion picture theatre and store in a local retail and residence use district is contrary to Art. 2, secs. 3 and 4, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 66 ft. 8 in. front by 190 ft. 4 in. in depth (irregular), presently vacant; that the plot is 200 ft. deep on 79th Ave. and extends back 136 ft. from 79th avenue; that it is proposed to erect a building 66 ft. 8 in. front on Union Turnpike, by 190 ft. 4 in. in depth; that the rear of the building facing 79th ave. will be 130 ft. wide (typical floor 83 ft. by 130 ft.) 1 story and stadium, 25 ft. and 46 ft. in height, Class 1 construction, to be used as a motion picture theatre and store; and

WHEREAS, the applicant contends that the entrance to the proposed theatre as well as entrance to adjoining store will be on Union Turnpike in the existing local retail district and only the exits from the theatre will be in the residence district; that at the time the property was bought by present owner in November 1946, the portion now designed as local retail district was in a business district, in which the erection of a motion picture theatre was permissible; that the theatre will seat 1,000 persons and will be a desirable convenience for residents of the neighborhood, as the nearest one is approximately 4500 ft. from this site, being located on 76th Ave. and Parsons Boulevard; that annexed hereto is a list of names of owners within the affected area who have consented and a list of owners within 500 ft. radius of site who have also consented; that the proposed building will cost approximately \$270,000 and will greatly enhance the value of real estate in the neighborhood; that the City

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is interested in acquiring from owner of this site the 60 ft. strip of land adjacent to the site, where the City intends to extend 160th street from Union Turnpike to 79th Avenue; that this new street would be an asset to the firehouse located on Union Turnpike, between 159th and 160th streets, as it would provide a direct route to north of Union Turnpike; that this owner has informed the city by letter from Webb & Knapp, Inc., to this Board, dated November 21, 1947 that he is willing to give the city a deed for roadway purposes to the strip of land requested without compensation; and

WHEREAS, the applicant changed the basis of his appeal from section 7c to section 7e, section 7c being inapplicable; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated March 4, 1948 on N.B. Applic. 10561-46 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

837-47-BZ

APPLICANT—Lama and Proskauer, for A. George Redgate, owner.

SUBJECT—Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop.

PREMISES AFFECTED—1204-1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: D. H. M. Weynberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (837-47-BZ)

WHEREAS, Lama and Proskauer, for A. George Redgate, owner, filed August 20, 1947 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop, and motor vehicle repair shop, affecting premises 1204 to 1206 Rogers avenue, east side, 75 ft. 10½ in. north of Avenue D (Block 5213, Lot 13), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin, and laid over to May 25, 1948 for inspection by a committee of the Board and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Rogers avenue and the site are in a business use, C area, Class 1¼ height district; Avenue D is in residence and business use, C area, Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 8, 1947 as to Alt. Applic. 2323-47, reads:

"1. Proposed bldg. to be occupied, as a machine shop, motor tune up, carburetor and ignition, lubritorium, laundry and motor vehicle repairs, in conjunction with present Gas Station, within a business use district, is contrary to Art. 2, Sect. 4a-29 and 46 of the Zoning resolution."

and

WHEREAS, the applicant states that the premises consist and

of a plot, 40 ft. frontage by 100 ft. in depth, on which are located four 2 car private garages, a one story metal building and servicing bay, one 550 gallon gasoline storage tank and two portable gasoline tanks; that it is proposed to remove the one story metal structure and construct a new bay at the rear of the plot, measuring 19 ft. 6 in. by 23 ft. together with existing two car garage so as to create a lubritorium, laundry, machine shop for motor tune up of carburetors, ignition and automobile repairing; it is also proposed to install a new gasoline pump approximately 30 ft. from the building line; and

WHEREAS, the applicant contends that the proposed use will in no way affect the surrounding properties; that this site is the nearest location for the residents of the immediate area to receive minor automobile adjustments and gasoline; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the present permit for storage of gasoline is for private use only and not for sale; that existing use of portable gasoline tanks for sale of gasoline is unlawful; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent dated August 8, 1947 as to Alt. Applic. 2323-47 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

845-47-BZ

APPLICANT—Lama and Proskauer, for Samuel Neiman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Samuel Neiman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (845-47-BZ)

WHEREAS, Lama and Proskauer for Samuel Neiman, owner, filed August 11, 1947 an application under section 21 of the zoning resolution, to permit in a business use D area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 129th street is in residence and business use, D area, Class ¼ height districts; Newport avenue is in residence use D area Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 1, 1947 as to N.B. Applic. 2611-47, reads:

"1. Proposed building occupies an area in excess of that permitted in a Bus. D district, same contrary to sect. 14c of Zone Resolution."

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WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 100 ft. in depth, on which is located a one story private garage; that it is proposed to remove the private garage and construct a building 30 ft. front by 80 ft. in depth, one story, 13 ft. in height, of Class 3 construction, to be used as a drug store, luncheonette and soda fountain; and

WHEREAS, the applicant contends that the proposed structure exceeds the allowable area by 750 sq. ft.; that the adjoining building to the south is a two story building 80 ft. in depth, to the north there is a three story building measuring 65.36 ft. in depth and with a 6 ft. open porch two stories in height; that the proposed structure will not go beyond the adjoining property to the south, and inasmuch as the building to the north also exceeds the allowable area, no possible harm can come to the adjoining properties; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension of the building as proposed and as indicated on plans filed with this application, marked "Received August 11, 1947," two sheets, *on condition* that the building shall not be increased in height or area; that the portion of the garage on the rear lot shall be removed as proposed and a rear yard to a depth of 20 ft. shall be maintained landscaped and enclosed in substantial fences on the rear and side lot lines; that the repairs to the adjoining garage shall be made by this owner with the consent of the adjoining owner of lot 54; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

293-48-BZ

APPLICANT—Hazeltine Electronics Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection of an additional business building for a period of fifteen years, with an increase in accessory parking for a term of fifteen years (original building previously granted by the Board and time extended—expires March 24, 1952 and accessory parking granted for a term of two years, and extended by the Board—expires March 23, 1950).

PREMISES AFFECTED—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: F. Robinson, J. J. Foley and others.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (293-48-BZ)

WHEREAS, Hazeltine Electronics Corporation, owner, filed March 23, 1948, an application under sections 7c, 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection of an additional business building

for a period of fifteen (15) years, with an increase in accessory parking for a period of fifteen (15) years; affecting premises 60-15 Little Neck Parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin, and laid over to May 25, 1948 for inspection by a committee of the Board and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Little Neck Parkway is in a residence use, E area and Class ½ height district; 61st Avenue and the site are in a residence use, E and F area and Class ½ height district; and

WHEREAS, the decision of the borough superintendent dated March 19, 1948 re N.B. Applic. 1132-48, reads:

"1. Proposed building is contrary to the decision of Bd. of St. & A., Cal. 135-42-BZ and 136-42-A.

2. The erection of a business building within a residence district is contrary to Art. 2, Sect. 3 Zone Resolution.

4. Proposed accessory parking in a residence use district is contrary to Art. 2, Sect. 3, of Zone Resolution.

5. The erection of more than one building on a lot is contrary to Art. 1, Sect. 1(v) of the zone resolution."

and

WHEREAS, the applicant states the premises consist of a plot 559 ft. front by 560 ft. in depth on which is located a building 321 ft. 4 in. by 141 ft. 4 in., one story in height, of Class 1 construction used as an office, laboratory and for light manufacturing and parking of pleasure-type motor vehicles of employees; that it is proposed to construct an additional building east of present site, 322 ft. by 162 ft., one story 16 ft. (max.) in height of Class 1 construction to be used as office, research laboratory, assembling and testing of electronic equipment; that it is further proposed to increase the parking facilities to a total of 67,000 square feet; and

WHEREAS, the company has been awarded contracts within the past few months which necessitate an immediate increase in their facilities for research, engineering, design, assembly and testing; that the proposed new building will be located directly to the east of existing building on same plot and have an area of 322 ft. by 162 ft.; that the premises on which existing building is located and for which the original variance was granted and upon which proposed building will be erected is a plot having a frontage of 559 ft. on Little Neck Parkway, 580 ft. on 61st Avenue and a distance of 506 ft. along east lot line; that it will be necessary to convey materials to the proposed building and the proposed use will incur the driving of business motor vehicles along the south and east side of proposed building to a loading platform; that except for existing building on subject site, the permanent building of Hazeltine Electronics Corp. to the south, a tavern and four small houses, the area affected is undeveloped territory; that the necessity for maintaining close supervision of these projects requires additional facilities to be immediately adjoining those now in existence; that the structures and areas involved will in no way constitute a nuisance by way of odors, noise or otherwise; that the proposed parking area will be extended along 61st Avenue (Hyde Park Road) to cover additional personnel to be employed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions e and h, of the zoning resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to area and is, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does

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hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* for a term of 15 years, under section 7c as to the use of the building, under section 7h as to the extension of the parking area, and under section 21 as to the area coverage of the building, *on condition* that the building shall be located, constructed and used substantially as proposed and as indicated on plans filed with this application, marked "Received March 23, 1948," four sheets; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 294-48-A and also under the requirements of the resolution adopted under Cal. 135-42-BZ as amended this day, on condition that the landscaping shall be maintained as indicated on plan marked "Received May 24, 1948" as approved by the Department of Parks; that additional planting similar to the proposed planting on the southerly lot line as shown on such drawing shall be extended north-erly across the area to the rear of the proposed extended area for parking; that the premises shall be enclosed as to the side and rear lot lines by a woven wire fence of the chain link type as indicated; that the extension of parking area shall be maintained under requirements similar to those in resolution adopted under Cal. 135-42-BZ; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

439-48-A

APPLICANT—United Distillers of America, Inc., owner.
SUBJECT—Appeal from a decision of the fire commissioner re Transportation and sale of Anti-Freeze known as "Saf-Tee Super" in one gallon, sealed metal cans in New York City (containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Harry Dvorken and Ralph L. Josephs.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to June 2, 1948, at 10 A.M., for further consideration after applicant submits sample can.

310-48-A

APPLICANT—Lama and Proskauer, for Estate of Samuel B. Althouse, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1323-1337 Beach Channel drive and 22-01 to 22-49 Dix avenue, southwest corner (Blocks 159 and 162, Lots 15 and 39), Far Rockaway, Borough of Queens, (under section 35, General City Law re bed of mapped street—Pinson street).

APPEARANCES—

For Applicant: Alfred A. Lama and William Marlin.
For Opposition: J. H. Michels, Wm. D. Casey, H. Christ, L. M. Michels, J. H. Morris and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn as being improperly before the Board, due to incorrect ownership being given on application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

129-48-A

APPLICANT—Keto Chemical Co., Inc., (lessee), for Beledu Associates, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—40-33 and 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor); (Block 408, Lot 9), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: S. Cooperberg.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (129-48-A)

WHEREAS, Keto Chemical Co., Inc., (lessee) for Beledu Associates, Inc., owner, filed February 11, 1948, an appeal from an order of the fire commissioner, affecting premises 40-33 to 40-35 23rd street, east side, 100 ft. north of 41st avenue (street floor), (Block 408, Lot 9), Long Island City, Borough of Queens; and

WHEREAS, Order #12165-LC, issued by the Fire Commissioner January 12, 1948, reads:

"You are hereby notified that an inspection of the above premises, used as a Technical Establishment, shows the following must be done before the permit requested by you can be issued:

"1. Remove all empty drums and rubbish from adjoining lot, and keep all parts of the premises free of such accumulations at all times. C19-10.0 Adm. Code.

2. Provide a shed over acid storage space to protect same from sun rays. C19-11.0, Adm. Code."

and

WHEREAS, the applicant states that the building is 2 stories, 27 ft. 6 in. in height, 48 ft. by 75 ft. in area, Class 3 construction, located on a lot 75 ft. by 85 ft. 1¼ in. in area, in an unrestricted use, B area, Class 1½ height district, used and occupied: 1st floor, chemical manufacturing laboratory—8 persons; 2nd floor, offices, shipping and testing laboratory—11 persons; that the building is equipped with one interior stairs and one fire tower 44 in. wide, fireproof construction, leading from roof bulkhead directly to street, equipped with fireproof, self-closing doors; and

WHEREAS, the applicant contends as to item 1 of the order that the empty drums are deposit containers waiting to be picked up by the various owners; that they do not block passageway and are not inflammable; that the rubbish consists of spent, neutralized chemical waste plus office paper waste, both of which are kept in metal containers and are picked up weekly by a licensed waste disposal firm; that as to Item 2, the acid referred to is technical sulphuric acid and muriatic acid kept in 10-gallon carboys; that the construction of the carboys is adequate protection from the sun; and that the average amount of acid stored in the open consists of about twenty-five (25) carboys; and

WHEREAS, under Cal. 256-43-A, the Board granted permission for storage of alcohol on the premises where open flames were in use, affecting the buildings at 40-33 23rd street; and

WHEREAS, the applicant states the conditions of the resolution adopted by the Board under Cal. 256-43-A have been complied with; that the Keto Chemical Co. is the sole occupant of the floor in question; that the subdividing partitions cited in the Board's resolution have been removed; that in addition, exposed ceiling beams have been fire-retarded; that ventilated workroom hoods have been re-constructed in masonry and metal instead of wood and transite; that such work was done in compliance with Department of Labor P-1498-47 approved December 15, 1947; that workrooms along the walls have been arranged in such a way as to provide such passageways throughout the floor; that two 15 lb. and one 50 lb. carbon dioxide extinguishers have been installed; that explosion-proof elec-

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trical fixtures have been installed in the solvent workrooms; that open flames wherever practicable have been replaced with either steam or electrical heating devices except for two isolated and protected areas; that the solvents workroom indicated on plans filed with this appeal was constructed under N.B. 6016-47; that the fireproof storage room shown on plans filed May 29, 1943 with Cal. 256-43-A has been retained; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal should be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner as to Order #12165-LC, objections 1 and 2, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that there shall be erected on the interior lot line a solid masonry wall from the westerly wall of the solvent work room to the rear wall of the premises; that such wall shall not be less than 7 feet in height; that all empty drums and carboys shall be stored in that portion of the property adjacent to the wall; that all rubbish shall be removed from the premises at least twice a week; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified under Cal. #256-43-A and shall be maintained to the satisfaction of the fire commissioner.

294-48-A

APPLICANT—Hazeltine Electronics Corporation, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-15 Little Neck Parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road).

APPEARANCES—

For Applicant: F. Robinson, J. J. Foley and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (294-48-A)

WHEREAS, Hazeltine Electronics Corp., owner, filed March 23, 1948, an appeal from a decision of the borough superintendent, affecting premises 60-15 Little Neck Parkway, northeast corner of 61st avenue, (Block 8400, Lot 146), Little Neck, Borough of Queens; and

WHEREAS, the decision of the borough superintendent re N.B. Applic. 1132-48, dated March 19, 1948, reads:

"3. The erection of buildings within the bed of a mapped street (60th Road) is contrary to sect. 35 of General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 569 ft. by 560 ft. in area, located in a residence use, E and F area, Class 1 height district, upon which there is an existing building one story in height, used as an office, research laboratory and manufacturing, pursuant to a variance granted by the Board under Cal. 135-42-BZ and an existing parking area 122 ft. front by 291 ft. 4 in. in depth, used for parking of employees' cars, pursuant to variance granted by the Board under the same calendar number; that it is now proposed to erect a one-story building for office and research, of Class 1 construction, variance for which is requested under Cal. 293-48-BZ, such proposed building to be 322 ft. by 162 ft. in area and it is proposed to increase the parking area by extending an additional 236 ft. in depth from the rear lot line; that the proposed building will be and the existing building is located in the bed of 60th Road as proposed; and

WHEREAS, Certificate of Occupancy Q34893 issued May 27, 1946, upon completion of N.B. 175-42 permits the existing use of the building on the front of the lot and the existing transient parking of motor vehicles owned by employees, the use of the building being permitted for a temporary period of ten years and the parking use permitted for a temporary period expiring March 12, 1948, in accordance with resolution adopted by this Board under Cal. 135-42-BZ; and

WHEREAS, the applicant states that the proposed building will be used as office, laboratory, assembling and designing of electronic equipment with an occupancy of 300 persons; that the building will be equipped with a one-source sprinkler system throughout; and

WHEREAS, the applicant contends that the premises face Little Neck Parkway and 61st avenue and the Fire Department will, therefore, have direct access thereto should the occasion arise; that 60th avenue and 60th road west of Little Neck Parkway are tentative streets, unopened, the lines and grades of which have not been established by the Topographical Bureau; that the land within such tentative streets and a large portion of the applicant's property cannot yield a fair return without portions of the building being in the bed of the mapped streets; that the applicant therefore requests permission pursuant to section 35 of the General City Law to maintain and construct the buildings as proposed in such a manner as to increase as little as practicable the cost of any street opening; that the applicant agrees that in the event the city desires to open the streets in question, not to oppose any such proceedings or the relocation of such streets to the extent required as a result of the Board's granting permission as herein requested.

Resolved, that the decision of the borough superintendent on N.B. Applic. 1132-48, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the erection within the bed of the mapped street as proposed, *on condition* that the requirements of the resolution adopted this day under Cal. No. 293-48-BZ shall be complied with and in the event of the acquisition of portion of premises for streets as mapped that no claim shall be made except for the fair value of the land so taken as determined by the Court.

315-48-A

APPLICANT—The S. S. White Dental Manufacturing Co., owner.

SUBJECT—Application for consideration re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—100 Johnston Terrace, south side, 320.49 ft. east of Segune avenue (open yard area); (Block 6660, Lot 1), Prince's Bay, Borough of Richmond.

APPEARANCES—

For Applicant: W. P. Uhler, E. A. Jamison, W. H. Kramer and E. L. Johnson.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (315-48-A)

WHEREAS, S. S. White Dental Manufacturing Co., owner, filed April 2, 1948 an application for recommendation to the Commissioner of Marine and Aviation, relating to premises 100 Johnston Terrace, south side, 320.49 ft. east of Segune avenue (Block 6660, Lot 1), Prince's Bay, Borough of Richmond; and

WHEREAS, the decision of the Commissioner of Marine and Aviation dated March 24, 1948, No. 29527, reads:

"On September 4, 1947 you applied for a permit to install an above-ground tank of 18,000 gallon capacity for the storage of liquid propane at 100 Johnston Terrace, Staten Island.

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"On March 9, 1948 the Fire Department notified us that the proposed installation has been denied.

"In view of the action taken by the Fire Department, we must, therefore, deny the request for a permit."

and

WHEREAS, the applicant has filed, for the information of the Board, a copy of a decision dated March 3, 1948 by the fire commissioner, reading as follows:

"The Fire Commissioner has considered the application for the installation of one 15,000 gallon, and one 3,000 tank for the storage of propane. The application has been denied.

"As provided by law, an appeal from this decision may be taken to the Board of Standards and Appeals within 30 days of this date."

and

WHEREAS, the applicant states that the proposed tank will be 8 ft. in diameter by 51 ft. 3 in. in length, 10 ft. 9 in. in height above grade on a footing 60 ft. by 16 ft. in area, located in an unrestricted use A area Class 1½ height district, and used for the storage of 18,000 gallons of propane; and

WHEREAS, the applicant contends that a permit was requested to replace the present 6,000 gallon storage tank with an 18,000 gallon storage tank as this equipment is essential to the operation of the plant and is required to safeguard the owner's manufacturing operations; that there is an existing 5,000 gallon propane tank plus 1,000 gallon expansion space or a total volume of 6,000 gallons now in operation; that this system was installed in 1939 and has been in continuous satisfactory service since then; that since the installation of this tank the use of propane has increased from 5,700 liquid gallons per month to over 8,000 gallons per month and in some months to over 10,000 gallons; that with the existing storage capacity approximately two weeks' reserve supply could be maintained if the tank was kept full at all times, which is impractical; that the plant has been close to shutting down operations due to delayed deliveries; that it is essential that the proposed equipment be provided as no other fuel gas source is available from either city or private ownership; that the nearest public utility is the New York and Richmond Gas Company whose franchise and services at the present time extend only to Arden Avenue and Hylan boulevard, Great Kills, a distance of 3.2 miles from the plant; that there are no existing plans for extending this service to the plant; that the location of the proposed 18,000 gallon propane storage tanks is on the existing company property as indicated on plans filed; that the storage tank which it is proposed to use was constructed and tested in accordance with Paragraph U69 of the Unfired Pressure Vessel Code of the American Society of Mechanical Engineers, and the new tank and installation will be in strict accordance with the rules and regulations of the National Board of Fire Underwriters, Pamphlet 58; that the installation has the approval of the Associated Factory Mutual Fire Insurance Companies and will be installed under the direct supervision of the Phillips Petroleum Company's engineers; that the operation of the installation will be the same as the existing installation; that propane vapor will be drawn directly from the tank through existing piping installations and carburetor which delivers the Propane-Air mixture to the various operating departments at 550 B.T.U. and 2 lbs. pressure; that this is similar to ordinary city gas installations; that tank pressure under normal working conditions is from 138 lbs. per sq. in. at 81 deg. F. to 35 lbs. at 10 deg. F.; that the propane vapor is reduced in pressure at the tank through regulators now in use to approximately 25 lbs. per sq. in. and the vapor at this pressure is delivered to the second stage regulators in an existing carburetor house where it is reduced in pressure to a 5 in. water column; that the carburetor reduces the vapor to zero pounds per sq. in. pressure and draws in a pre-determined mixture of propane vapor and air compresses it to 2 lbs. per sq. in. at which it is delivered to the various operating departments in the plant; that the location of the proposed tank and engineering details were discussed with the Fire

Department and the Department of Marine and Aviation; that the owner has agreed to conform to all regulations and modifications of the installation as suggested by the various city departments having jurisdiction; that the storage tank will be protected by safety devices required by the National Board of Fire Underwriters, Pamphlet 58; that the tank of 15,000 gallon propane capacity plus 3,000 gallon expansion space or a total volume of 18,000 gallons is a small installation and will provide under normal conditions of use, an average storage capacity for approximately six weeks when filled and an average storage capacity for approximately only two weeks during peak operations; that the installation will be in a sparsely populated area and not adjacent to any other large factory installation; that with proper recognition of the hazards and with reasonable safety precautions the hazard of handling propane is minor; that the applicant will agree to any reasonable safety precautions which may be required.

Resolved, that the Board of Standards and Appeals does hereby *recommend* to the Commissioner of Marine and Aviation that a permit be granted for the installation of the 15,000 gallon tank as proposed for the storage of propane, *on condition* that it shall be installed substantially as proposed and indicated on plans filed, marked "Received April 2, 1948" (3 sheets), on condition that the recommendations of the Acting Deputy Chief Inspector of the Fire Department, dated January 27, 1948, as recorded in Fire Department Folder No. 913M100.32 be complied with and that the fire-fighting equipment shall be of the type as proposed therein, or of the foam type as the Fire Commissioner shall determine and require; that the installation shall be in accordance with the plan which shall be filed with the fire commissioner and shall be installed and maintained to his satisfaction; that the existing 6,000 gallon propane tank shall be removed from the premises and the new tank installed as proposed, surrounded by a dike 2½ feet in height and of satisfactory thickness; that all piping valves and equipment shall be protected from damage by mechanical injury to the satisfaction of the fire commissioner and installed to his satisfaction; and that in all other respects the installation shall be made to comply with all laws, rules and regulations applicable thereto.

400-48-A

APPLICANT—Paul Friedman, for George and Eli Goldberg, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens, (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Bernard I. Kamen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (400-48-A)

WHEREAS, Paul Friedman for George and Eli Goldberg, owners, filed April 30, 1948 an application pursuant to section 35 of the General City Law, affecting premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 26, 1948 as to N.B. 7363-47 reads:

"2. The property extending partly in a bed of a mapped street is contrary to Sec. 35 of the General City Law."

and

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WHEREAS, the applicant states that the premises consist of a plot 200 ft. by 179.17 ft. and 282.23 ft. irregular in area, located in business and residence use D area Class 1 1/4 height districts, upon which it is proposed to erect a one story building, 8 ft. 6 in. in height, 11 ft. 8 in. by 11 ft. 8 in. in area, of Class 3 construction, and to use the entire premises for the parking and storage of more than five motor vehicles and incidental office for attendant; and

WHEREAS, the applicant contends that the portion of the plot within the bed of the mapped street is in the business use district and is proposed to be used for outdoor parking and storage of more than five motor vehicles for a temporary period of two years; that no building will be constructed in the bed of the mapped street; that the proposed office for the attendant will be in the business use district portion of the plot and will not be in the bed of the mapped street; that no damages will be claimed by the owners against the city by reason of the condemnation of the portion of the plot in the bed of the mapped street arising out of the establishment of the proposed use or by reason of compliance with any conditions which the Board may impose in connection with the proposed use; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 7363-47, Objection 2, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, to permit the portion of the premises within the proposed street widening to be occupied in connection with permit that may be obtained for use of the premises in the business use area for parking and storage on condition that if such permit is obtained for such use, the portion of the premises within the proposed street widening shall not be used for any building construction in connection with such use, other than fences that may be required on the present street building line; that in the event this portion of the premises is acquired for street purposes no claim shall be made except for the value of the land so taken as may be determined by the Court.

APPLIANCES SUBMITTED FOR APPROVAL

477-46-SA

APPLICANT—Westinghouse Electric Corp., owner.

SUBJECT—Westinghouse Laundromat, Model CM 1-4—consideration as to reopening and approval (previously approved on condition for temporary term).

APPEARANCES—

For Applicant: George Voltz.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (477-46-SA)

WHEREAS, Westinghouse Electric Corporation, owner, filed on June 26, 1946, an application with the Board of Standards and Appeals for approval of the appliance known as the Westinghouse Laundromat, Models B3, CMA and CMS; and

WHEREAS, this appliance was approved by the Board for a temporary period of six months on December 10, 1946, on certain conditions and on July 15, 1947 this period was extended for an additional six months; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 8, 1948.

Re: Cal. 477-46-SA

Subject: Westinghouse Laundromat, Model CM 1-4, approval of.

On December 10, 1946 the Board of Standards and Appeals approved the Westinghouse Laundromat for a temporary period of 6 months, and on July 15, 1947 extended this period for an additional 6 months.

On November 26, 1947 a further test was made of the Laundromat at the test bench of the Dept. of Water Supply, Gas and Electricity at 32 Vandewater St. in the presence of Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, Chief Inspector Burke of the Dept. of Water Supply, Gas and Electricity and representative of the Westinghouse Electric Corporation. At this test defects which had previously existed relative to the compliance with the Submerged Inlet Rules of the Board of Standards and Appeals were corrected. The water line control was changed to eliminate the open weighing can, an air gap of 1 3/8" was provided and the trap door latched closed.

Recommendation

On the basis of these changes, the Committee on Test recommends the approval of the Westinghouse Laundromat, Model CM 1-4 provided the requirements set forth in the resolution of December 10, 1946 and in this report be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

CHARLES M. BLUM,

Commissioner.

LESLIE V. HUBER,

Chief Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

252-48-SA

APPLICANT—American Stove Co., owner.

SUBJECT—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1, 727-1, approval of.

APPEARANCES—

For Applicant Irving T. Hecht.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (252-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 28, 1948.

Re: Cal. 252-48-SA.

Subject: Quick Heat Oil Fired Space Heater

Models 7437-1, 717-1 and 727-1, approval of.

The American Stove Co. filed an application on March 23, 1948 with the Board of Standards and Appeals for approval of the Quick Heat Oil Fired Space Heater Models 7437-1, 717-1 and 727-1 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These are pot type oil heaters intended for stationary installation with a flue connection and with fuel oil not heavier than #1 U. S. Department of Commerce Standards. They operate with natural draft, and gravity oil feed burning a combustible mixture of air and vaporized oil. The oil is supplied to the burner from a 6 gallon capacity tank forming a part of the space heater. The heaters are ignited manually and regulated

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by hand. The heaters are intended for use in dwellings and other buildings but not for use in spaces in which gases or flammable vapors may be present. After the heater with integral tank is installed the oil tank is filled with a safety can through an opening in the top. The oil metering valve is then opened and the oil is delivered to the burner by gravity feed where it is ignited manually. After ignition the flame is manually controlled. An automatic Products Constant Level valve determines the maximum level of oil in the fire pot. The lowest opening in the fire pot is not less than $\frac{3}{4}$ " above the oil level maintained in the constant level valve. The fire pot is of the Breeze design of #22 U. S. gauge steel outer shell and inner shell. There is a shield between tank and heater. The appliance has been approved by the Underwriters Laboratories, Inc., Appl. #47C1020A Misc. Pet. 927. The models differ as to pot size and heating capacity 727-1 has a 10" pot and heats from 3750 to 7500 cu. ft., model 717-1 has an 8" pot model, 7437-1 has a 13" pot and heats from 4700 to 9400 cu. ft. Some of the larger models have a blower for circulation of heated air.

Inspection and Test

The appliance was inspected and tested at 26-27 Jackson Avenue, Long Island City and found to operate as designed with no flarebacks or undue carbon deposit. Present at the test were Commissioner Charles M. Blum, Chief Engineer L. V. Huber and J. A. Darts of The Committee on Test and J. T. Hecht and A. E. Burns of the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of Quick Heat Oil Fired Space Heaters Models 7437-1, 717-1 and 727-1 for use in New York City with fuel oil not heavier than #1 U. S. Dept. of Commerce Standards, when manufactured and installed in accordance with the above report and with the Oil Burner Rules of the Board of Standards and Appeals and with the following additional requirements:

1. Only approval safety cans shall be used for the storage and filling of oil containers.
2. The storage container shall bear a label reading. Only an approved safety can shall be used in filling the storage container.
3. The appliance shall be connected to a legal flue and shall be provided with a draft adjuster.
4. Floor beneath the oil burning device shall be protected by a $\frac{1}{2}$ " asbestos or other equivalent shield.
5. The manufacturer or installer of this burner shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner was sold and the address of the premises where installed.
6. The device shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 252-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 25, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea.

APPEALS FROM ADMINISTRATIVE DECISIONS

887-47-A

APPLICANT—John V. Bell, adjoining owner.

OWNER OF PREMISES: Frank Cravatta and Cataldo Trubia.

SUBJECT—Appeal from a decision of the borough superintendent—re Revocation of Alteration Applic. 1649-47.

PREMISES AFFECTED—147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John V. Bell and H. Mitchell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert 3

Absent: Deputy Chief Guinea 1

THE RESOLUTION (887-47-A)

WHEREAS, John V. Bell, adjoining owner, filed August 12, 1947, an application to revoke approved Alt. Applic. No. 1649-47, affecting premises 147-02 Farmers boulevard, southwest corner of 147th avenue (Block 13302, Lot 156), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 4, 1947, reads:

"Your request to revoke Alteration Application #1649-47 has been denied. This application was filed for the purpose of obtaining a Certificate of Occupancy for a legal non-conforming gas station. The legality of this station was established by a letter from the Fire Department, also affidavit that four tanks were left in the ground. There is no record in this office that the premises had been used for any other purposes."

and

WHEREAS, the applicant states that the premises consist of a plot, 86.16 ft. by 64.71 ft. by 102.29 ft. in area, located in a residence use, D area and Class $\frac{1}{2}$ height district on which there exists two 1 story 9 ft. high buildings, one 16 ft. by 12 ft. in area of wood and metal, and one 20 ft. by 12 ft. in area, of metal and stucco, of Class 4 construction, erected in 1916, used and occupied since July 1947 as a gasoline service station and two individual two car garages; and

WHEREAS, the applicant contends that Permit P-3766-47 issued by the borough superintendent July 10, 1947 should be revoked for the reason that this is a restricted area having been restricted January 21, 1947; that if the premises were used as a gasoline station, such use has been abandoned for years; that when the records of the borough superintendent's office were searched, such records indicated vacant property; that a search of the ownership shows a foreclosure by one Jennie Bates and sale of the deed for \$500; that there has been no fire permit issued for these premises; that, however, gasoline is being sold therefrom; that this matter has been called to the attention of the fire department and the applicant was notified by the fire commissioner on July 28, 1947 that action would be taken; that there are two abandoned shacks on the premises which are a fire hazard, one of these shacks was the subject of a fire about July 1947; that the fumes from the grease and oil spray enter the applicant's windows as the grease pit is uncovered; that the applicant's son works at night and the noise from the

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hammering and grinding on the premises keeps him awake; that the gasoline service station is also operated as a repair shop without a permit; that there are lights on the top of the stanchions and a big sign for which it is believed no permit has been issued; that the sign projects 6 ft. on Farmers boulevard; and

WHEREAS, the applicant has filed two photographs dated June 7, 1947 showing the excavation and addition of equipment on these premises; and

WHEREAS, the applicant states that the work shown on these photographs was done at night and it was impossible to see what was actually done; that all new piping and tanks were exposed; that new bases for pumps and light stanchions were installed; and

WHEREAS, the report of Committee reads:

REPORT OF COMMITTEE

May 10, 1948.

Re: Cal. No. 887-47-A

Premises 147-02 Farmers Boulevard,
S.W. Cor. 147th Avenue, Jamaica, Queens.

This is an appeal by an adjacent owner for revocation of a permit—No. P. 3766-47, issued by the borough Superintendent under Alteration Application No. 1649-47, which was filed for the purpose of securing a Certificate of Occupancy for a gasoline station, established in 1928.

In 1928, the premises were located in an undetermined zone, in which use as a gasoline station was permitted. The premises are represented by the present owners, who purchased them in June, 1947, as occupied—as a gasoline station and for greasing of cars with no motor vehicle repairing. There are four (4) 550-gal. gasoline storage tanks, which the owner claims were installed in 1928 and recently inspected after they were exposed for test. A permit No. B. 66327 was issued by the Fire Department on October 29, 1947.

The premises were placed in business use zone on December 2, 1932, and on January 21, 1947, in a residence use zone. The premises are accordingly permitted to be used as a gasoline station and for greasing of cars as a lawful non-conforming use in a residence use district.

The Department of Housing and Buildings and the Fire Department have apparently issued permits upon determining that the gasoline station use was lawfully established at a time when the premises were in an undetermined zone. While it is probable that there has been a period when the gasoline station was not in operation, there is no evidence that there has been abandonment of the gasoline station use by the establishment of any other use.

Under all the circumstances and after inspection of the premises there appears to be no valid basis to revoke the permit issued by the Borough Superintendent, and denial of the appeal is recommended.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner.

TIMOTHY P. GUINEE,
Commissioner,

Resolved, that the decision of the borough superintendent dated August 4, 1947 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

175-48-A

APPLICANT—Sam J. Glaberson, for Associated Food Stores, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—120th street).

APPEARANCES—

For Applicant: Sam J. Glaberson and Irwin D. Odinov.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (175-48-A)

WHEREAS, Sam J. Glaberson, for Associated Food Stores, owner, filed February 25, 1948, an application pursuant to section 35 of the General City Law, to permit the erection of a building partly in the bed of a mapped street, affecting premises 87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1948, on N.B. Applic. 7320-47, reads:

"1. Secure approval of Board of Standards and Appeals as per section 35 of General City Laws as building is partially within the bed of a mapped street."

and
WHEREAS, the applicant states that the proposed building will be two stories (28 ft.) in height, 247.76 ft. irregular by 118.58 ft. irregular in area, of Class 1 construction, located in an unrestricted use, A area and Class 1½ height district, and used and occupied as follows: storage of food—5 persons per floor; that the building will be provided with one 3 ft. 8 in. wide fireproof stairs, leading directly to the street and provided with a ladder and scuttle to the roof, and a one source sprinkler system will be installed; and

WHEREAS, the applicant contends that the owner bought the property from the Long Island Railroad, including the portion which is in the bed of a mapped street; that at the time of acquisition, the Long Island Railroad had track spurs on the property and had fences on the street side of the property; that the same owner is the owner of the newly erected storage warehouse adjoining the proposed building and at the time of erection of the existing building, the owner removed the fence and track spurs and paved portions of the property to be used for truck loading; that except for the owner's action, this area would be unpaved and fenced in and completely unused, as it was, prior to its purchase by the present owner; that the Long Island Railroad's freight yard still exists along the side of the premises in question; that this railroad yard is in constant use and has been for many years, so that the street is still unused and dead-ended to traffic; that the only building which could possibly be interfered with by traffic in connection with the new building would be the adjoining building owned by the same owner; that in view of the fact that the Long Island Railroad freight yard has been operating in the way that it has been for so many years and that indications are that traffic requirements will not change radically in the near future and that this street will have to be cut through, it is felt that the proposed building will not be creating any obstructions in the bed of the mapped street; that the owner is aware that the city may at some future date require the use of this street and recognizes the possibility of this portion of the building being removed and are considering this in the design of the structure; and

WHEREAS, the Board is in receipt of a communication dated May 20, 1948 sent by the president of the Borough of Queens, replying to a communication by the Board relative to 120th street from the Long Island Railroad to 89th avenue, advising the Board that the street lines are correctly shown on the plan submitted; that the latest Final Map was adopted by the Board of Estimate on April 7, 1922;

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that there are no proposals at this time to acquire title or to alter the lines of 120th street as shown on the Final Map.

Resolved, that the decision of the borough superintendent on N.B. Applic. 7320-47, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the building shall be constructed as proposed and as shown on plan filed with this appeal marked "Received February 25, 1948," one sheet, and shall in all other respects, comply with all laws, rules and regulations applicable thereto; that by verbal proposal of the owner, the portion of the building proposed to be erected in the bed of 120th street shall be removed at his expense in the event the street is continued across the premises making claim only for the fair value of the land so taken as may be determined by the Court.

258-48-A

APPLICANT—Arthur F. Winter, for Samuel Schwartz and Kopel Schwartz, owners (F. W. Woolworth Co., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—184 West 231st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Borough of The Bronx.

APPEARANCES—

For Applicant: C. E. Arthus.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert..... 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (258-48-A)

WHEREAS, Arthur F. Winter, for Samuel Schwartz and Kopel Schwartz, owners (F. W. Woolworth Co., lessee), filed March 17, 1948, an appeal from an order of the fire commissioner, affecting premises 184 West 231st street, south side, 158.06 ft. east of Broadway (cellar); (Block 3266, Lot 46), Borough of The Bronx; and

WHEREAS, Order 45898-LF, issued by the fire commissioner on January 9, 1948, reads:

"1. Install an approved, wet automatic sprinkler system in the cellar, having at least one source of water supply, arranged and equipped as per Chapter 26, Article 16 of the Administrative Code. C19-161.0 Adm. Code."

and

WHEREAS, the decision of the fire commissioner dated February 18, 1948, reads:

"In reply to your request for reconsideration on Order 45898-LF, requiring an automatic sprinkler system in the cellar of the above premises, due to the combustible material stored in such cellar, your request is denied.

"An appeal from this decision may be filed with the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is one story (15 ft. 6 in.) in height, 45 ft. 4 $\frac{3}{8}$ in. front by 99 ft. 7 in. in area, of Class 3 construction, erected in 1931, located in a business use, B area and Class 1 height district and used and occupied as follows: cellar—storage, boiler, coal and girls room—2 persons; 1st floor—retail store—20 persons; that the building is equipped with one 3 ft. 8 in. wide concrete stairs, terra cotta enclosed, equipped with fireproof self-closing doors, leading from the 1st to the cellar stories; and

WHEREAS, the applicant contends that there is a sidewalk elevator giving access to the cellar; that there is a fireproof enclosed room with fire-retarded ceiling used for the stor-

age of baled paper and similarly constructed boiler and coal rooms; that area marked E on cellar plan filed with this appeal is used for the receiving of merchandise and area marked F is used for the storage of merchandise in stock bins; that there is a fireproof enclosed stairway from the basement, terminating on the 1st floor; that the basement ceiling is covered with plaster board and struck joints; that there are openings in the granite show window bulkheads to ventilate the cellar; that there are three 5 ft. wide store entrances leading directly to the 1st story from the street; that the entire first floor is used for general sales area, open to the general public; that the cellar floor is concrete; that all cellar partitions are fireproof; that the 1st floor ceiling is surfaced with metal; that there are 25 fire pails and one fire extinguisher in the cellar; that the 1st floor is provided with 12 fire pails and the location designated on signs fastened to the stock bins in the basement and on the working side of the counters of the 1st floor; that the merchandise carried is common to this type of occupancy and no celluloid merchandise is carried; that all aisles are 3 ft. wide and kept clear; that employees are instructed in the proper use and location of portable fire extinguishing equipment; that it is proposed to maintain the present portable fire-fighting appliances to the satisfaction of the fire commissioner and to add such fire-fighting appliances throughout the premises as the commissioner may direct.

Resolved, that the decision of the fire commissioner as to Order 45898-LF, Item 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be installed throughout the cellar, a wet automatic sprinkler system having one source of water supply; that such sprinkler system may be fed from a new 3" main from the street with a 2 $\frac{1}{2}$ " tap; that the heads may be located 25% in excess of the area permitted and may be pendant; that the siamese on the front of the building may be of the single type; that the water flow alarm may be omitted; that there shall be an additional stair constructed from the first floor at the rear, leading to the girls' room located in the basement, as indicated on revised plans, marked "Received May 21, 1948," two sheets, except that such stair instead of being enclosed in a metal enclosure as proposed, shall be enclosed in a stud partition with both sides covered with wire lath and cement plaster to the underneath side of the first floor construction; that the sprinkler system may be omitted in the boiler room; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

329-48-A

APPLICANT—Department of Public Works, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—20-40 Skillman street, west side, 248.79 ft. north of Park avenue and 37-57 Franklin avenue (1st floor); (Block 1885, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (329-48-A)

WHEREAS, Department of Public Works of the City of New York, owner, filed April 12, 1948, an appeal from a decision of the borough superintendent, affecting premises 20-40 Skillman street, west side, 248.79 ft. north of Park avenue running through to 37-57 Franklin avenue (1st floor—Sanitation Garage Districts 33 to 34); (Block 1885, Lot 23), Borough of Brooklyn; and

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WHEREAS, the decision of the borough superintendent, dated March 15, 1948, on Misc. Applic. 938-48, reads:

"1. Gasoline tanks in excess of 550 gallon capacity—contrary to Art. II-69.0 Adm. Code."

and
WHEREAS, the applicant states that the building will be 1 and 2 stories (10 ft. 8 in. and 31 ft. 6 in.) in height, 230.5 ft. by 200 ft. in area, of Class 1 construction, located in an unrestricted use, B area and Class 1½ height district, and used and occupied as a storage garage for more than five motor vehicles—180 persons; that the building will be equipped with an approved standpipe system, three interior fireproof stairs from the roof bulkhead, directly to the street, 3 ft. 8 in., 3 ft. and 3 ft. in width respectively; and

WHEREAS, the applicant states that the garage will have storage capacity of 100 trucks with snow removal equipment and 8,000 gallons of gasoline stored in four 2,000 gallon tanks; and

WHEREAS, the applicant contends that this supply of gasoline is necessary to meet the heavy demands of the large trucks and to maintain a reserve to insure the continuous operation of snow removal equipment when roads and streets are blocked and deliveries of gasoline by truck are suspended; that as 15 five hundred gallon tanks would be required to store an equivalent quantity of gasoline with its attendant amount of piping, which would create more hazardous conditions than the proposed installation, it is requested that the Board permit the installation of four 2,000 gallon gasoline storage tanks as indicated on plans filed with this appeal, all tanks to be located below the first floor and to be constructed in accordance with the requirements of the Oil Burner Rules of the Board as to thickness of metal and the installation to comply in all other respects with the requirements of the Administrative Code.

Resolved, that the decision of the borough superintendent dated March 15, 1948 on Misc. Applic. 938-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed four 2,000 gallon gasoline storage tanks shall be installed as proposed and as indicated on plans filed with this appeal marked, "Received April 12, 1948," three sheets, and in all other respects shall comply with the requirements of the Administrative Code as to the installation of 550 gallon tanks, except that the thickness of metal of the tanks shall be in accordance with the requirements for tanks of similar capacity as prescribed by the Oil Burner Rules of the Board for the storage of fuel oil; that the storage of gasoline shall be used solely for servicing of trucks owned by the city within the building; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

381-48-A
APPLICANT—Henry Nordheim, for Prakenzie Construction Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3044 Westchester avenue, south side, 173.49 ft. east of Buhre avenue and 3047 Buhre avenue (2nd floor); (Block 4196, Lot 6), Borough of The Bronx.
APPEARANCES—
For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (381-48-A)
WHEREAS, Henry Nordheim, for Prakenzie Construction Corp., owner, filed April 27, 1948, an appeal from a decision

of the borough superintendent, affecting premises: 3044 Westchester avenue, south side, 173.49 ft. east of Buhre avenue and 3047 Buhre avenue (2nd floor); (Block 4196, Lot 6), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1948, on amendments to Alt. Applic. 225-48, reads:

"2. Provide two stairways enclosed in masonry partitions, as per Section 270 of the Labor Law.

3. Indicate whether there is safe egress from roof of this building, as per Rules 11 and 12 of the B.S. & A., Factory Exit Rules. If so, run stairways to roof. If not, provide ladder and scuttle in each stair."

and
WHEREAS, the applicant states the building is 2 stories (26 ft.) in height, 62.11 ft. by 130.85 ft. in area, of Class 3 construction, erected in 1929, located in a business use, C area and Class 1¼ height district, used and occupied since 1945, as follows: Cellar—bowling alleys, boiler room, 18 persons; 1st floor, stores, 3 persons; 2nd floor—dance hall, 50 persons; proposed to be used and occupied: Cellar, same; 1st floor, same; 2nd floor—dress factory—22 persons; that the building is equipped with one 3 ft. 10 in. wide wood stairs, enclosed in studs and plaster, equipped with wood doors which are self-closing; that the stairhall leads directly to the street and is provided with a ladder and scuttle to the roof and one fire escape on Buhre avenue, extending to the roof by ladder and to the street by ladder; that windows and doors on the course of the fire escape are not fireproof, self-closing; and

WHEREAS, Certificate of Occupancy 639 issued May 10, 1939 upon completion of work under N.B. Applic. 1778-28 describes the building as nonfireproof construction, occupancy classification—bowling alleys, store, restaurant, bar, cabaret and dancehall and permits the following use and occupancy: Cellar, boiler room and bowling alleys, 10 persons; 1st floor, restaurant, bar and cabaret, 100 persons; 2nd floor, dancehall, 100 persons; and

WHEREAS, Violation 31 issued February 6, 1946, pursuant to Section 22 of the Zoning Resolution was for maintaining a factory on the 2nd floor without obtaining a certificate of occupancy; and

WHEREAS, the applicant states that this appeal is for a modification of the Labor Law to permit the construction of an additional stairway leading to Buhre avenue, this proposed stairway to be of wood construction, enclosed in wood partition, metal lath and ¾" cement plaster as fire-retarding, including the soffit of the stairway and a modification relating to the existing stairway which leads to Westchester avenue, enclosed in plastered partitions which stairway is 46 inches wide and leads directly to Westchester avenue; and

WHEREAS, the applicant contends that there exists a fire escape with a counterbalanced drop ladder and a 5 ft. wide doorway leading to this platform; that the cellar is arranged with bowling alleys and no columns and it would be almost impossible to construct a new stairway of iron and masonry enclosed partition and likewise to alter the existing stairway with masonry partition without destroying one of the alleys; that as the second floor was occupied as a dancehall with a certificate of occupancy allowing 50 persons, the proposed factory occupancy would reduce the hazard, as it is proposed to employ only 20 women and two men; that when the second floor was occupied as a dancehall by 50 persons, there was a single stairway and fire escape; that the proposed factory occupancy will have the advantage of three exits.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 225-48, objections 2 and 3, and that the appeal be and it hereby is *granted on condition* that the two stairways, one leading to Westchester avenue and one to Buhre avenue shall be installed and maintained as proposed and as shown on plans marked "Received April 27, 1948," enclosed in fire-retarded partitions and with a ladder and scuttle to roof from each stair enclosure; that the fire-

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escape now on the building at the Buhre avenue side shall be retained, with the door leading from the second floor thereto; that the existing stair on the second story shall have an enclosed vestibule; that any windows existing on the side lot lines overlooking the adjoining roofs shall be fireproof, self-closing; that all other exits throughout the building shall comply with the requirements therefor; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area and that a new certificate of occupancy shall be obtained.

457-48-A

APPLICANT—Kenneth H. Ripnen, for Fawcett Publications, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67-77 West 44th street, northeast corner of 6th avenue (Penthouse); (Block 1260, Lots 1 and 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert E. Blount and Joseph Watterman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (457-48-A)

WHEREAS, Kenneth H. Ripnen, for Fawcett Publications, Inc., owner, filed May 14, 1948, an appeal from a decision of the borough superintendent, affecting premises 67-77 West 44th street, northeast corner of 6th avenue (penthouse); (Block 1260, Lots 1 and 5), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1948, re Alt. Applic. 820-48, reads:

"1. Proposed change of use increases the existing PH area in excess of 30% of Roof area contrary to C26-113.0 Adm. Code."

and

WHEREAS, the applicant states the building is 20 stories and penthouse (252 ft. 6 in.) in height, 125 ft. by 75 ft. in area at 1st floor, 80 by 75 ft. in area above, Class 1 construction, located in business use, B area and Class 2 height districts, erected in 1925, used and occupied since as follows: Cellar—storage and boilerroom; 1st floor, stores, 200 persons; 2nd floor, stores and offices, 150 persons; 3rd to 20th floors, offices, 125 persons per floor; penthouse—owner's residence—8 persons; that no change in use or occupancy is proposed except the penthouse story which will be used for offices with an occupancy of 10 persons; the building is equipped with a standpipe system, two interior fireproof stairs, one fire tower; that the stairs are 3 ft. 9 in. wide, equipped with fireproof, self-closing doors and lead directly to the street; that there is one fire escape at the rear of the building leading to the roof by stair and to the street by stair; that window and door openings on the course of the fire escape are not fireproof, self-closing; and

WHEREAS, the applicant contends that the proposed work involves an addition of 150 sq. ft. and an addition of 314 sq. ft. of new penthouse; that the area of the existing penthouse is 2,200 sq. ft.; that the area of the roof is 6,000 sq. ft. and the area of the bulkhead is 1,757 sq. ft.; that it is proposed to add 460 sq. ft. additional to the penthouse area; that a fireproof passage will be built between the building stair and the fire stair and the building is actually 9,375 sq. ft. in area, of two roof levels and future plans contemplate the addition to the 3-story portion of the building to twenty stories; that the proposed occupancy of the penthouse will be by the owner of the building and will have 5

to 10 executives and assistants occupying same as executive offices; that the proposed work makes accessible to the executives, the building stair and covers an areaway; that when the premises were occupied as a residence, the area way brought light to inside space and there was no need for the tenant to have direct access to the building stair; and

WHEREAS, Certificate of Occupancy #12347 was issued March 25, 1927 as a temporary certificate, pending the erection of a building on the westerly portion of the plot to comply with the requirements of the zoning resolution and such certificate permits the following use and occupancy: Cellar, storage—5 persons; 1st floor, stores—150 persons; mezzanine, offices, 25 persons; 2nd floor—stores and offices, 125 persons; 3rd to 20th floors, offices, 125 persons each; penthouse—dwelling, 5 persons.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 820-48, objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the enlarged penthouse shall not exceed the area proposed and as indicated on plans filed with this appeal, marked "Received May 14, 1948," (4 sheets); that the alteration shall be completed substantially as proposed and shall meet in all other respects the requirements of all laws, rules and regulations applicable thereto as to construction and occupancy.

299-48-A

APPLICANT—Lumber Exchange Terminal, Inc. (lessee), for Green Street Terminal Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier (Green Street Terminal), foot of Green street, (Block 2510, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Moldauer and Arthur M. Shaw.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn on request of applicant's representative to submit to the Fire Department an alternate proposal.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

379-48-A

APPLICANT—Jack Z. Cohen, for Atlantic Bond Street Realty Corporation, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—402 Atlantic avenue and 92-98 Bond street, southwest corner (Block 183, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen and Jacob P. Friedman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn for applicant to file plans with the Department of Housing and Buildings under section 67, and upon approval of such plans, to submit same to the Fire Prevention Bureau to ascertain whether they meet the requirements of the order appealed from.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

528-47-A

APPLICANT—Emil G. Hantsche, Jr., for Emil G. Hantsche and Estate of Walter S. Thomson, owners

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SUBJECT—Application for consideration—reopening as to new order—re Appeal from an order and a decision of the fire commissioner (previously denied).

PREMISES AFFECTED—303 East 44th street, north side and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles D. Water.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1006-47-A

APPLICANT—Leonard A. Swarthie, for The Park of Edgewater, Inc., owner (Edgewater Volunteer Hose No. 1, Inc., lessee).

SUBJECT—Application for consideration—reopening on additional objection—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—East side of Blair avenue, 167 ft. south of Shore Drive (Block 5516, Lot 101), Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1005-47-A

APPLICANT—Samuel Rosenblum, for Chas. Kaye Realty Co., Inc., owner.

SUBJECT—Application reopened March 30, 1948—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., for inspection by committee and decision without further argument.

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Thomas Garvey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 2, 1948, at 2 P.M., for further consideration. Applicant to file additional plan showing sized water supply mains and hydrants to the area where proposed buildings are to be located.

323-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 1, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Marie McDowell.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at the request of the applicant's representative.

324-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 2, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Marie McDowell.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at the request of the applicant's representative.

325-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 3, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Marie McDowell.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at the request of the applicant's representative.

362-48-A

APPLICANT—Frank V. Laspia, for Anthony Roccaforte, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Agusta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948, at 2 P.M., for inspection and decision by the Board.

ZONING APPLICATIONS

434-16-BZ

APPLICANT—Saul Goldsmith, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, to permit in business and unrestricted use districts, the exten-

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sion to an existing building, with a door in the rear to be used as driveway, and the additional uses of office, salesroom and motor vehicle repair shop.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner (Block 2021, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (434-16-BZ)

WHEREAS, this application under the zoning resolution, to permit the erection of a garage and showrooms in business and unrestricted use districts, affecting premises 1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner (Block 2021, Lot 20), Borough of Brooklyn, was granted by the Board on January 16, 1917, on certain conditions; and

WHEREAS, the resolution was amended on September 30, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work and amendment to permit use of rear driveway.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 30, 1947, only so far as it has reference to obtaining permits and completion of the work, so that as amended, this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution and *withdrawn* as to request for amendment to permit use of rear driveway not permitted by the resolution."

878-28-BZ

APPLICANT—Max Horn, for Laura Roehrig and August Roehrig, owners (C. and L. Service Station, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles and also the erection of an additional motor vehicle repair shop and a gasoline service station.

PREMISES AFFECTED—172-40 to 172-42 Baisley boulevard, south side, 360 ft. east of 125th avenue (Block 12515, (3209), Lots 20 and 21), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (878-28-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business district the erection and maintenance of a motor vehicle repair shop, affecting premises 172-40 Baisley boulevard, east side, 413 ft. north of 125th avenue, Jamaica, Borough of Queens, was granted by the Board on May 14, 1928, on certain conditions; and

WHEREAS, an application under sections 7c and 7h of the zoning resolution, to permit partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles and also the erection of an additional motor vehicle repair shop upon a plot occupied as a motor vehicle repair shop (previously granted by the Board) and also, a gasoline service station, (it is also proposed to extend the (legal) area of the existing gasoline service station), affecting premises 172-40 to 172-42 Baisley boulevard, south side, 360 ft. east of 125th avenue (Block 12515 (3209), Lots 20 and 21), Jamaica, Borough of Queens, was granted by the Board on June 6, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on June 25, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 6, 1944, as amended by resolution adopted June 25, 1946, only so far as it has reference to the term of the variance for the parking and storage of more than five motor vehicles, so that as amended this portion of the resolution shall read:

"... *granted* under section 7c, to permit the parking and storage of more than five motor vehicles in conjunction with the other uses on the premises as permitted; that other than as herein amended, the resolution adopted June 6, 1944, shall be complied with in all respects and that a certificate of occupancy shall be obtained (Alt. Applic. 611-43)."

438-37-BZ

APPLICANT—George Rubenfeld, for Ernest Mann, present owner (Anna Bass and William Riano, lessees).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-15 to 41-45 Kissena boulevard, 138-01 to 138-09 Barclay street, northeast corner and 136-14 to 136-22 41st (Madison) avenue (Block 5044, Lots 1, 5, 7 and 11), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George Rubenfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (438-37-BZ)

WHEREAS, this application, under sections 7h and 21 of the zoning resolution, permitting partly in a business district and partly in a residence district, the use of the plot for the open air parking of more than five motor vehicles, premises 41-15 to 41-45 Kissena boulevard, 138-01 to 138-19 Barclay street, northeast corner, and 136-14 to 136-22 41st (Madison) avenue (Block 5044, Lots 1, 5, 7 and 11), Flushing, Borough of Queens, was granted by the Board May 17, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted on May 14, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 17, 1938 as amended through May 14, 1946 only in so far as it has reference to

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the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution on condition . . . that other than as herein amended, the provisions of the resolution of May 17, 1938 shall be complied with; that a certificate of occupancy shall be obtained (3191-37)."

27-40-BZ

APPLICANT—Paul Friedman, for Frank DeRasmo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (27-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, the erection of an accessory building on an existing gasoline service station, affecting premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens, was granted by the Board on May 5, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was granted by the Board, from time to time, the last such extension having been granted on May 20, 1947; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 5, 1942, as amended by resolutions adopted through May 20, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

" . . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings under N.B. Applic. 4286-47, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. Applic. 33-42)."

74-41-BZ

APPLICANT—Max Horn, for Edward W. Stellges, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—127 Beach 67th street, west side, 161.78 ft. north of Boardwalk and 138 Beach 68th street (Block 360, Lot 85 and part of Lot 12), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (704-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 127 Beach 67th street, west side, 161.78 ft. north of Boardwalk and 138 Beach 68th street (Block 360, Lot 85 and part of Lot 12), Arverne, Borough of Queens, was granted by the Board on July 7, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on June 13, 1944, and May 21, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 7, 1942, as amended by resolutions adopted through May 21, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of more than five motor vehicles; and that other than as herein amended, the resolution adopted July 7, 1942, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Misc. Applic. 6211-41)."

721-41-BZ

APPLICANT—Reginald S. Hardy, for Yale Land Co., owner.

SUBJECT—Application for consideration—reopening to consider Board's action on March 2, 1948 (reopened subject to usual procedure) re hearing under applicable section 7c of the zoning resolution (re-mitted to Board by Court) re—Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, office, lubritorium and auto laundry.

PREMISES AFFECTED—260-01 to 260-09 Horace Harding boulevard and 54-47 to 54-63 Little Neck parkway, northwest corner (Block 8274, Lot 128), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (721-41-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry affecting premises 260-01 to 260-09 Horace Harding boulevard and 54-47 to 54-63 Little Neck parkway, northwest corner (Block 8274, Lot 128), Little Neck, Borough of Queens, was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

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WHEREAS, this case was reopened on March 2, 1948.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 2, 1948 reopening the application subject to the usual procedure, so that as amended the resolution shall read:

"that the resolution adopted by the Board on July 15, 1947 is hereby affirmed under section 7e (instead of section 7f as formerly stated in the application which was inapplicable."

1004-41-BZ

APPLICANT—L. E. Forman, for Dougland Homes Corp., owner (Frederick Cornelius, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED—175-42 137th avenue and 137-04 Farmers boulevard, southwest corner (Block 3237, part of Lot 24), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1004-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension of a gasoline service station, affecting premises 175-42 137th avenue and 137-04 Farmers boulevard, southwest corner (Block 3237, part of Lot 24), Springfield Gardens, Borough of Queens, was granted by the Board on June 30, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 3, 1947, and the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 30, 1942, as amended by resolutions adopted through June 3, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 2414-41)."

1023-41-BZ

APPLICANT—Max Horn, for St. George's Church, owner (Harry Zeitlin, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—162 Beach 110th street, northeast corner of Ocean promenade (Block 654, Lot 42), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1023-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 162 Beach 110th street, northeast corner of Ocean Promenade (Block 654, Lot 42), Rockaway Beach, Borough of Queens, was granted by the Board on July 28, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on July 5, 1944 and July 9, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 28, 1942, as amended by resolutions adopted through July 9, 1946, only so far as it has reference to the term of the variance, so that as amended it shall read:

"... *granted* under section 7h thereof for a term of two (2) years from the date of this *amended* resolution to permit the portion of the plot as indicated on plans filed with this application to be occupied for the parking and storage of more than five (5) motor vehicles, on condition that only such motor vehicles of the pleasure-car type and those capable of operation shall be so parked and stored; that the parking and storage shall be restricted to the cars belonging to the tenants of the residential buildings on the plot as indicated on such plan and their guests; that the plot shall be leveled substantially to the grade of the street and shall be adequately surfaced and fenced; that a sign shall be erected at the entrance on Beach 110th street, stating the use is limited to the tenants and their guests; that no parking shall be maintained contrary to section 60 of the Multiple Dwelling Law as to occupancy of spaces required therefor for yards and courts; and that a new certificate of occupancy shall be obtained (Misc 9941-41)."

187-43-BZ

APPLICANT—Vigdor and Locker, for Max Aronson owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1677 Jerome avenue, west side, 250 ft. north of Featherbed lane (Block 2861, Lot 34), Borough of The Bronx.

APPEARANCES—

For Applicant: S. Locker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (187-43-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district the conversion of occupancy of an existing building to a motor vehicle

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repair shop; premises 1677 Jerome avenue, west side, 250 ft. north of Featherbed lane (Block 2861, Lot 34), Borough of The Bronx, was granted by the Board on June 29, 1943, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, the applicant has filed authorization of the present owner of record, Beckie Siegel, who became owner on November 19, 1945; and also has exhibited Certificate of Occupancy 1479, expiring June 29, 1948 and a combustible Permit issued by the Fire Department M93258.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 29, 1943, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under section 7i for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as amended herein, the resolution adopted June 29, 1943, shall be complied with in all respects and that a certificate of occupancy shall be obtained."

79-44-BZ

APPLICANT—Lama and Proskauer, for David Sirkus, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the alteration and conversion of occupancy of an existing garage for more than five motor vehicles to a woodworking factory.

PREMISES AFFECTED—194-198 Schenck avenue, west side, 106 ft. south of Atlantic avenue (Block 3963, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (79-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district, the alteration and the conversion of occupancy of an existing building from a garage for more than five motor vehicles (under a certificate of occupancy) to a woodworking factory, previously used as such without a certificate of occupancy; affecting premises: 194-198 Schenck avenue, west side, 106 ft. south of Atlantic avenue (Block 3963, Lot 18), Borough of Brooklyn, was granted by the Board on May 9, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on May 4, 1946, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 9, 1944 only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"*Granted* under section 7e for a term of two (2) years from the date of this amended resolution permitting the alteration and conversion of an existing garage to woodworking factory *on condition* . . . that other than as herein amended, the resolution adopted May 9, 1944 shall be complied with; that certificate of occupancy shall be obtained."

680-44-BZ

APPLICANT—James McKillop, for John Rago, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the storage of waste paper.

PREMISES AFFECTED—112 Kingsland avenue, east side, 25 ft. 6½ in. north of Division place (Block 2840, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: James McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (680-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a business use district, for a term of five (5) years, the storage of waste paper, affecting premises 112 Kingsland avenue, east side, 25 ft. 6½ in. north of Division place (Block 2840, Lot 2), Borough of Brooklyn, was granted by the Board on February 4, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 23, 1947, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 4, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been partially completed, all permits shall be obtained and all work completed within four (4) months from the date of this amended resolution."

781-45-BZ

APPLICANT—Lama and Proskauer, for John Opladen, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, auto repair shop and auto showroom.

PREMISES AFFECTED—115-06 to 115-18 101st avenue and 101-02 to 101-08 116th street, southwest corner (Block 9433, Lots 3 and 5), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (781-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, auto repair shop and auto showroom, affecting premises 115-06 to 115-18 101st avenue and 101-02 to 101-08

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116th street, southwest corner (Block 9433, Lots 3 and 5), Richmond Hill, Borough of Queens, was granted by the Board on May 21, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended May 20, 1947, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 21, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as amended, this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 1407-45)."

790-45-BZ

APPLICANT—Lama and Proskauer, for Anna Krishian, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, auto and electrical supply showroom, lubricatorium, auto laundry, brake testing, wheel aligning, minor repairs (hand tools only).

PREMISES AFFECTED—178-68 to 178-90 South Conduit avenue (boulevard) and 144-76 to 144-82 Farmers boulevard, southwest corner (Block 4510, Lots 1 and 201), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (790-45-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto and electrical supply showroom, lubricatorium, auto laundry, brake testing, wheel aligning, minor repairs (hand tools only); premises: 178-68 to 178-90 South Conduit boulevard, 144-76 to 144-82 Farmers boulevard, southwest corner, (Block 4510, Lots 1 and 201) Springfield, Borough of Queens, was granted by the Board on July 9, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 27, 1947, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 9, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 1880-45)."

57-46-BZ

APPLICANT—Lama and Proskauer, for Kalbreit Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C and F area district, the erection and maintenance of a commercial building, using more than the area permitted.

PREMISES AFFECTED—168-01 to 168-09 Hillside avenue and 87-45 to 87-57 168th street, northeast corner (Block 9840, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (57-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in residence and business use, C and F area districts the erection of a commercial building with exit from cellar through the residence district, contrary to law and exceeding the permitted area at curb level; premises: 168-01 to 168-09 Hillside avenue, 8745-8757 168th street, northeast corner (Block 9840, Lot 1), Jamaica, Borough of Queens, was denied by the Board on June 4, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c and 21 of the zoning resolution, based on new facts; and

WHEREAS, this case was reopened by vote of the Board on July 23, 1946 and granted by the Board on March 18, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 18, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the borough superintendent and 90% of the work completed, all permits shall be obtained and all work completed within six (6) months from the date of this resolution (N.B. 2337-45)."

209-46-BZ

APPLICANT—Lama and Proskauer, for Camanger Corporation, owner (Northern Chevrolet Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a business use district, outdoor space for sale of more than five used cars, and the use of the existing premises for the repair of motor vehicles and showroom.

PREMISES AFFECTED—93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, northwest corner (Block 1423, Lot 45), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (209-46-BZ)

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WHEREAS, this application under sections 7e and 7i of the zoning resolution, to permit in a business use district, outdoor space for sale of more than five used cars and the use of existing premises for the repair of motor vehicles and show room affecting premises 93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, northwest corner (Block 1423, Lot 45), Corona, Borough of Queens was granted by the Board on February 17, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 17, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. Applic. 382-45)."

714-46-BZ

APPLICANT—Lama and Proskauer, for Ben Seigel, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—701-709 Chester street, east side, 100 ft. south of Linden boulevard (Block 3643, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (714-46-BZ)

WHEREAS, this application under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for the storage of more than five (5) motor vehicles, affecting premises 701 to 709 Chester street, east side, 100 ft. south of Linden boulevard (Block 3643, Lot 23), Borough of Brooklyn, was granted by the Board on May 13, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 13, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the borough superintendent and the work 90% completed, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

964-46-BZ

APPLICANT—Lama and Proskauer, for Harry Reichard, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business

use district, for a term of years, the change of occupancy from garage for more than five motor vehicles, motor vehicle repair shop and gasoline service station, to factory for manufacturing of metal screen cloth.

PREMISES AFFECTED—75-16 to 75-24 Rockaway boulevard and 92-02 to 92-14 76th street, southwest corner (Block 8946, Lot 7), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (964-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence and business use district, the change of occupancy from garage for more than five motor vehicles, motor vehicle repair shop and gasoline service station to factory for manufacturing metal screen cloth, affecting premises 75-16 to 75-24 Rockaway boulevard, and 92-02 to 92-14 76th street, southwest corner (Block 8946, Lot 7), Woodhaven, Borough of Queens, was granted by the Board on October 28, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution."

193-47-BZ

APPLICANT—Siegel and Green, for Cedar Operating Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection of a building to be used as a multiple dwelling with stores on the first floor, using more than the area permitted.

PREMISES AFFECTED—626-638 Pelham parkway South and 2190 Bolton street, southeast corner (Block 4317, Lot 100), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (193-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection of a building to be used as a multiple dwelling with stores on the first floor, using more than the area permitted, affecting premises 626-638 Pelham parkway South and 2190 Bolton street, southeast corner (Block 4317, Lot 100), Borough of The Bronx,

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was granted by the Board on May 20, 1947, on certain conditions; and

WHEREAS, the resolution was amended on July 22, 1947; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 20, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by the applicant that all plans have been approved by the borough superintendent, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

291-47-BZ

APPLICANT—Lama and Proskauer, for George Angelastro, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change of occupancy from garage for four trucks, greasing, battery service and auto laundry, to motor vehicle repair shop, brake testing, machine shop and lubrication.

PREMISES AFFECTED—519-521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (291-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for four (4) trucks, greasing, battery service and auto laundry to motor vehicle repair shop, brake testing, machine shop and lubrication, affecting premises 519 to 521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn, was granted by the Board on October 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 20, 1948, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 15, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within four (4) months from the date of this amended resolution."

339-47-BZ

APPLICANT—O'Connell and Butler, The Coca-Cola Bottling Co., of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7g of the zoning

resolution, permitting in an unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles and for the loading of trucks with entrances of garage within the prohibited distance of a park entrance.

PREMISES AFFECTED—608 1st avenue, east side, from East 34th to East 35th street, 401-407 East 34th street and 400-406 East 35th street (Block 966, Lots 1-4 and 27-31 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Edmund B. Butler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (339-47-BZ)

WHEREAS, this application under section 7g of the zoning resolution, to permit in an unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles and for the loading of trucks with entrances of garage within prohibited distance of park entrance affecting premises 608 1st avenue, east side, from East 34th to East 35th streets, 401-407 East 34th street and 400-406 East 35th street, (Block 966 Lots 1, 2, 3, 4, 27, 28, 29, 30 and 31), Borough of Manhattan, was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 15, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution."

826-47-BZ

APPLICANT—George Alexander, Jr., for Sophie Dougherty, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an office, sale, display and storage of new cars, parts department and motor vehicle repair shop.

PREMISES AFFECTED—1635-1653 Albany avenue, east side, 123.5 ft. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Alexander, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (826-47-Z)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use district, the

MINUTES

erection and maintenance of a building to be used as an office, the sale, display and storage of new cars, parts department and motor vehicle repair shop, affecting premises 1635 to 1651 Albany avenue, east side, 123.5 ft. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, plans submitted for approval by the Board, in compliance with the requirements of the resolution were approved on February 3, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 9, 1947, as amended by resolution adopted February 3, 1948, under which plans were approved, to permit the reduction in the front length of the building to 130 feet, as shown on such revised plan marked "Received May 7, 1948" (1 sheet) and to omit ramp to cellar and to enlarge the cellar space under the front portion of the building, as shown on cellar plan marked "Received May 13, 1948," on condition that in all other respects the resolution adopted December 9, 1947, as amended February 3, 1948, as to approval of plans should be complied with."

855-25-BZ

APPLICANT—Samuel Hirsch, for William and Warren Hirsch, owners.

SUBJECT—Application reopened May 28, 1946 for consideration and amendment of resolution as to additional use—re Application (decision of the commissioner of buildings), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline selling station.

PREMISES AFFECTED—6782 Hylan boulevard, southeast corner of Page street (Block 45, part of Lot 63), Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

327-27-BZ

APPLICANT—Harry A. Yarish, for Howard Motor Sales Corp., owner.

SUBJECT—Application for consideration—reopening—new proposal and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five motor vehicles on the roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area.

PREMISES AFFECTED—741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

APPEARANCES—

For Applicant Harry A. Yarish and Moe Steinberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, restored to docket and then withdrawn at request of applicant.

THE VOTE TO REOPEN—

Affirmative Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

1129-27-BZ

APPLICANT—Arthur Jovis, for Renweis Holding Corp., owner.

SUBJECT—Application for consideration—reopening under section 7e of the zoning resolution—re Application (decision of the borough superintendent) previously denied, under section 21 of the zoning resolution, to permit in a residence use district, the alteration and conversion of occupancy of part of the cellar story of an existing multiple dwelling to business use (stores).

PREMISES AFFECTED—65-77 St. Nicholas place and 401 West 153rd street, northwest corner (Block 2069, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Jovis and I. Weisner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

347-28-BZ

APPLICANT—Socony-Vacuum Oil Co., for Samuel Koff, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1293-1311 McDonald (Gravesend) avenue, northeast corner of Bay parkway (Block 6524, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn in view of the fact that Certificate of Occupancy 120466 has been issued on the date of May 20, 1948.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

594-29-BZ

APPLICANT—Paul Friedman, for Jean Frischling, owner (Murray Frischling, d/b/a Morey Motors, lessee).

SUBJECT—Application for consideration—reopening—new proposal—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use, C area district, the erection and maintenance of a building to be used as automobile showroom for more than five motor vehicles and limited motor vehicle repair shop, using more than the permitted area (previously

MINUTES

withdrawn re erection and maintenance of a gaso-
line service station).

PREMISES AFFECTED—5810-5824 Bay parkway and
2177-2183 59th street, northwest corner (Block 5508,
Lots 42 and 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to
usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

344-33-BZ

APPLICANT—Lama and Proskauer, for Nicholas Scan-
dore, owner.

SUBJECT—Application reopened May 27, 1947—for con-
sideration as to arrangement and occupancy of vari-
ous rooms and amendment of resolution—re Appli-
cation (decision of the borough superintendent),
previously granted on condition, under sections 7a
and 7c of the zoning resolution, permitting in a
residence use district, the erection and maintenance
of a recreation center.

PREMISES AFFECTED—1048-1072 (1060 displayed)
Ocean parkway, west side, 380 ft. south of Avenue
J (Block 5495, Lots 870-872), Borough of
Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application withdrawn without
prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1075-46-BZ

APPLICANT—Lama and Proskauer, for Osher and Reiss,
Inc., owners.

SUBJECT—Application for consideration—reopening and
amendment of resolution—re Application (decision
of the borough superintendent), previously granted
on condition, under sections 7c and 21 of the zoning
resolution, permitting in a business use, C area
district, the extension of existing building for addi-
tional garage for five trucks, using more than the
permitted area.

PREMISES AFFECTED—1110 Utica avenue and 4913-
4923 Canarsie avenue, northwest corner (Block
4760, Lots 15 and 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn by
applicant after discussion.

THE VOTE TO WITHDRAW REQUEST TO RE- OPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution
Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are en-
titled to one copy of Form 7NO.

If they desire additional copies, for their own conven-
ience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals,
Room 1018, Municipal Building, Manhattan, at three cents
each—postage to be added if the forms are forwarded by
mail.

WARNING

Notice is hereby given to all appellants and applicants,
and to all lawyers, architects and engineers representing
owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by rep-
resentative at the hearing of their case, dismissal for lack
of prosecution is likely to result.

Second, That due and ample notice of the date set for
hearing is provided in the publication in this BULLETIN of
the calendars of the Board, each case being set down by
Calendar Number and the premises under the date of the
hearing.

Third, That no plea of ignorance of the date of the
hearing can be entertained in view of this publication and
of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the
calendars in the daily press.

Fourth, That no one is entitled to written notice of the
date for the hearing in his case, and that the plea of failure
to receive such notice is no excuse for neglect to appear.

Fifth, That all the business of the Board is to dispose of
all cases promptly; therefore, no appeal or application will
be held in abeyance by reason of failure of the appellant
or applicant to file necessary data, or by any other method
of delay.

Sixth, That no appeal or application will be accepted for
filing unless, at the time of filing, all papers, plans and data
required by law are supplied, as specified on the blank
appeal or application forms.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

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498-48-BZ—H.B.B.—833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn, N.B. 693-48.

499-48-BZ—H.B.B.—2112-2128 Neptune avenue and 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn, Alt. 1158-48.

500-48-A—F.D.—Re: Transportation of gasoline, benzine and naphtha in Tank Trucks, trailers and semi-trailers, in New York City (construction of tanks not in conformity with Administrative Code requirements covering Tank Trucks), Decision.

501-48-SA—Lanna Burner, Models D-200, D-220, D-240, D-260, D-300, D-320, D-340 and D-360, Appliance.

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503-48-A—F.D.—643-667 Smith street, bulkhead dock of Smith street (Gowanus Bay and Canal); (Block 495a, Lot —), Borough of Brooklyn, 21634-LF and Decision.

504-48-A—H.B.M.—6 East 76th street, south side, 150 ft. east of 5th avenue (cellar); (Block 1390, Lot 66), Borough of Manhattan, Alt. 374-48.

505-48-BZ—H.B.Bx.—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx, N.B. 409-48.

506-48-A—H.B.Bx.—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx, N.B. 409-48.

507-48-BZ—H.B.M.—119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan, Amendment to Alt. 1261-46.

508-48-A—H.B.M.—119 East 40th street, north side, 255 ft. east of Park avenue (5th story—4th floor); (Block 1295, Lot 12), Borough of Manhattan, Amendment to Alt. 1261-46.

509-48-A—H.B.B.—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (Block 3768, Lot 21), Borough of Brooklyn, Alt. 1335-48.

510-48-A—H.B.Q.—171-16 Hillside avenue, southwest corner of 172nd street (Block 9827, Lot 31), Jamaica, Borough of Queens, N.B. 5314-47 and Decision re Revocation of Permit 2180-48.

511-48-A—H.B.Q.—1013-1019 Central avenue (Beach 20th street), west side, 68 ft. north of Cornaga avenue (basement and 1st floor); (Block 212, Lots 1 and 9), Far Rockaway, Borough of Queens, M-1490-48.

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513-48-A—H.B.Q.—135-16 to 135-33 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens, Misc. 1746-48.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 8, 1948, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 8, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

548-47-BZ—Application of Samuel Gardstein, applicant, on behalf of Progressive Synagogue, owner, reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted; premises 1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10), Borough of Brooklyn.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

104-48-BZ—Application, February 9, 1948, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Corner Realty Corp., owner, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning; premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

552-25-BZ—Application of Sarsfield J. Sheridan, applicant, on behalf of 3604 Broadway Realty Corp., owner, reopened September 23, 1947, under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop; premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

1129-39-BZ—Application of Benjamin H. Whitestone, applicant, on behalf of 900 Southern Blvd. Corp., owner (Abraham Helman and Isidor Lubin, lessees), reopened October 2, 1945, under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop (previously granted by the Board); premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

86-48-BZ—Application, January 30, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of N. Meltzer, Inc., owner (Morris Cohen, lessee), to permit in a business use district, the

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extension of existing parking and storage of more than five motor vehicles to include cellar of existing garage; premises 156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

865-47-BZ—Application, October 7, 1947, under section 7h of the zoning resolution, of Louis Langholtz, applicant, on behalf of Emanuel Welkowitz and Carl Starishfsky, d/b/a Avenue C Delivery Service, owners, to permit in a residence use district, the parking of five trucks, for a term of years; premises 750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.

1070-47-BZ—Application, December 9, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Josephine Stock, owner (Arthus W. Sollie, lessee), to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying; premises 389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

88-48-BZ—Application, February 2, 1948, under section 21 of the zoning resolution, of Newman and Bisco, applicants, on behalf of Elsie Edelmänn, owner, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than is permitted and using more than the area of lot permitted for the dwelling and private garage; premises 484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

142-48-BZ—Application, February 13, 1948, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of George and Eli Goldberg, owners, to permit in a residence and business use district, the parking and storage of more than five motor vehicles, and the erection of an office, for a period of two years; premises 118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

989-47-BZ—Application, November 14, 1947, under section 7c of the zoning resolution, of Herman Kron, applicant, on behalf of 61-44 Fresh Meadow Road, Inc., owner, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubritorium and auto laundry; premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

309-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Domenick Salzone, owner, reopened November 5, 1947, under sections 7f and 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard (previously granted on condition for parking and storage for two years); premises 125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

370-41-BZ—Application of Lama and Proskauer, applicants, in behalf of Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee),

reopened September 9, 1947, under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board); premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

36-48-BZ—Application, January 13, 1948, under sections 7e, 7A and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Rabinowitz, owner, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubritorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection; premises 65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

343-48-BZ—Application, April 15, 1948, under sections 7f and 7e of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of 1412 Webster Ave. Corp., owner, to permit in a business use district, the erection and maintenance of a storage garage for more than five motor vehicles (trucks) and for the storage of plumbing parts; premises 1410 Webster avenue, east side, 50.16 ft. south of St. Pauls place (Block 2896, part of Lot 5), Borough of The Bronx.

355-48-BZ—Application, April 19, 1948, under section 7e of the zoning resolution, of Harry Hurwit, applicant, on behalf of Alfred H. Adler, owner, to permit in a residence use district, the change in occupancy from heretofore converted class "B" multiple dwelling to heretofore converted class "B" multiple dwelling and store (in basement); premises 209 West 78th street, north side, 123 ft. west of Amsterdam avenue (Block 1170, Lot 27), Borough of Manhattan.

391-48-BZ—Application, April 22, 1948, under section 7h of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Hotel Taft Corporation, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 30 East End avenue and 534 East 81st street, southwest corner (Block 1577, Lot 27), Borough of Manhattan.

403-48-BZ—Application, May 4, 1948, under sections 7c and 21 of the zoning resolution, of William I. Hohausser, applicant, on behalf of Myer 1890 Bottling Co., Inc., owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted

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and without the required rear yard; premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

413-48-BZ—Application, May 5, 1948, under section 21 of the zoning resolution, of New York City Housing Authority, applicant and owner, to permit in a residence, business and unrestricted use district, the erection of more than one building on a lot; premises Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Woodside Houses); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens.

414-48-A—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens (Woodside Houses); (under section 36 of General City Law re buildings not facing legal streets).

445-48-A—Re Packaging of anti-freeze known as "All State Anti-Freeze" in one quart and one gallon sealed cans in New York City (containers not in conformity with Administrative Code requirements).

188-46-SA—Toridheet Pressure Atomizing Oil Burner.

883-47-SA—Middleton Oil Burner.

41-48-A—241 Western avenue, east side, 2400 ft. south of Richmond Terrace (Block 1338, Lot 1), Port Ivory, Borough of Richmond.

59-48-SA—Jetronic Oil Burner, Model JBO-1.

122-48-SA—Lundt Line Pressure and Power Burner (Gas Conversion Burner).

809-47-SA—Roberts-Gordon Gas Burners, Models 400-Z-2, Model H and PH.

1026-47-SA—Breese Horizontal Oil Burners, Models HB7LCHS, HB7DGR, HB7DGS, HB7DHS, HB7LCGR and HB7LCGS.

978-47-SM—Stylon Tufkote Micro Cut Fibers and Stylon Adhesive #3.

605-47-SA—Eisenberg Drying Oven (Gas Fired).

150-48-SA—Shafco Hanging Oil Fired Unit Heater.

HARRIS H. MURDOCK, *Chairman*.

JUNE 8, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 8, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

243-48-A—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

154-48-A—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed mapped street—Seaside boulevard).

276-48-A—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

277-48-A—Pier 4, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

278-48-A—Pier 3, foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

1005-47-A—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan (reopened March 30, 1948; previously withdrawn).

323-48-A—Pier 1, (Prospect Terminal) foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

324-48-A—Pier 2, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

325-48-A—Pier 3, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

267-48-A—505 Bay street, northeast corner of Wave street (Block 488, Lot 1), Stapleton, Borough of Richmond (under Section 35, General City Law re bed of mapped street—proposed widening of Bay street).

77-48-A—519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2266, Lot 42), Borough of The Bronx.

287-48-A—88-40 192nd street, west side, 335 ft. south of Hillside avenue (Block 10456, Lot 36), Hollis, Borough of Queens.

314-48-A—167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

687-47-A—115-11 to 115-13 Rockaway Beach boulevard, south side, 60 ft. east of Beach 116th street and 192 Beach 116th street (Block 660, Lot 4), Rockaway Beach, Borough of Queens (reopened and restored to calendar February 17, 1948; previously withdrawn).

398-48-A—140-46 Bascom avenue, south side, 42.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

339-48-A—73-39 Woodhaven boulevard, the south side of Metropolitan avenue, 466.99 ft. south of Trotting Course lane (Block 3886, Lot 671), Glendale, Borough of Queens.

377-48-A—1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (2nd floor); (Block 3335, Lot 45), Borough of Brooklyn.

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

406-48-A—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

434-48-A—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan.

29-39-A—548 Leonard street, east side, 150 ft. south of Nassau avenue (1st floor), Borough of Brooklyn (reopened April 20, 1948).

HARRIS H. MURDOCK, *Chairman*.

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JUNE 15, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 15, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

311-48-BZ—Application, March 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

337-48-BZ—Application, April 14, 1948, under section 7e of the zoning resolution, of Harry Silverman, applicant, on behalf of Joseph Yannoni and Anthony Scavetta, owners, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years; premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

159-48-BZ—Application, February 26, 1948, under sections 7a and 7c of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of A. A. Lexington, Inc., owner, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse; premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

216-48-BZ—Application, March 11, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Simbern Holding Corp., owner, to permit in a residence use district, the erection and maintenance of a business building; premises 58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

273-48-BZ—Application, March 29, 1948, under section 7e of the zoning resolution, of Voorhees, Walker, Foley and Smith, applicants, on behalf of Union Square Savings Bank, owner, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank); premises 20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

288-34-BZ—Application of Burke, Morrison & Green, applicants, on behalf of Cross Bay Blvd., Inc., owner, reopened April 6, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

44-35-BZ—Application of Arthur Haaren, applicant, on behalf of Kesbec, Inc., owner (Arthur O. Leuck, lessee), reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

1058-47-BZ—Application, December 11, 1947, under sections 7e and 21 of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Bernedetta Claderone,

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owner (Anthony Butera, lessee), to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway; premises 670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

286-48-A—1672 East 233rd street, south side, 193.2 ft. east of Provost avenue (Block 4953, Lots 69, 70 and 71), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 15, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

362-48-A—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

320-48-A—1109-1115 (1109 displayed) President street, north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn.

440-48-A—1519-1529 Boardwalk and 1602 West 16th street, northeast corner (Block 7074, part of Lot 20), Borough of Brooklyn.

430-48-A—1735-1737 Pitkin avenue and 96-106 Osborn street, northwest corner (Block 3505, Lot 29), Borough of Brooklyn.

432-48-A—50 West 112th street, south side, 100 ft. east of Lenox avenue (Block 1595, Lot 65), Borough of Manhattan.

478-48-A—124-02 Ocean Promenade and 119-27 Beach 124th street, northwest corner (Block 764, Lot 44), Belle Harbor, Borough of Queens.

517-48-A—1348-1350 Southern boulevard, east side, 25 ft. south of Jennings street (Block 2980, Lot 30), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 22, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

802-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of David Koss, owner, reopened June 2, 1948 for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, for a temporary term of years permitting in a residence use district the parking and storage of more than five motor vehicles; premises 219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, east side, 140 ft. south of Edgemere avenue (Block 280, Lot 10), Edgemere, Borough of Queens.

921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

628-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Harry J. Pieper, owner, reopened November 12, 1947, under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one half ton trucks; premises 71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens.

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

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706-47-BZ—Application, July 11, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sadie V. Owens, owner, to permit in a business use district the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises 162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

709-47-BZ—Application, July 22, 1947, under sections 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Eugene Marcus, owner, to permit in a business use, C area district the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted; premises 5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

7-48-BZ—Application, January 6, 1948, under section 21 of the zoning resolution, of Jacob Lubroth, applicant, on behalf of Marchville Realty Corp., owner, to permit in a business use, C area district the extension to an existing building on first floor, using more than the permitted area; premises 35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, northeast corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

18-48-BZ—Application, January 2, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of R. T. Realty Corp., owner (Blue Moon Wet Wash Laundry, Inc., lessee), to permit in a business use district the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises; premises 1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn.

115-48-BZ—Application, February 11, 1948, under sections 7e, 7f, 7h and 7i of the zoning resolution, of William H. Altman, applicant, on behalf of Sam Glorit, owner, to permit in a residence and business use district the change in occupancy from private garage for five motor vehicles, gasoline station, office and grease pits, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles; premises 509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn.

342-48-BZ—Application, April 15, 1948, under sections 7e, 7i, 7c and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee), to permit in a residence and retail use, D area district the extension to existing auto show room using more than the area permitted, and without the required rear yard to be used as an auto show room for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake testing, parts department and office; premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 13 and 50), Floral Park, Borough of Queens.

382-48-BZ—Application, April 28, 1948, under section 7c of the zoning resolution, of Leo Stillman, applicant, on behalf of Arthur Bandes and Cecile Nemerson, owners, to permit in a residence and business use district the erection and maintenance of a business building (stores and offices); premises 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16-19), Borough of The Bronx.

925-47-BZ—Application, September 23, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Carmine Riccardone, owner, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five motor vehicles for a term of years; premises 168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens.

926-47-A—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Bedell street).

464-48-A—18-13 Flushing avenue, northeast corner of Seneca avenue (Block 3410, Lot Nos. 140, 145, 190 and 215), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped streets—Seneca and Montrose avenues).

229-46-SA—General Electric Automatic Dishwasher Models AE-646, BE-646 and DE-646.

1071-47-SA—Oxweld V-31 Station Dual Shut-off Valve.

1092-47-SM—City Concrete Filled Steel Column.

HARRIS H. MURDOCK, *Chairman*.

JUNE 22, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 22, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

244-48-A—225 King street, southwest corner of Ferris street and 178 Sullivan street, northwest corner of Ferris street (1st floor—Buildings 256 and 257), (Block 553, Lots 1 and 2), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JUNE 29, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 29, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

594-29-BZ—Application of Paul Friedman, applicant, on behalf of Jean Frischling, owner (Murray Frischling, lessee, d/b/a Morey Motors), reopened May 25, 1948,

CALENDAR

under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district the extension to existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station); premises 5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

570-37-BZ—Application of Herman Kron, applicant, on behalf of New York Post Graduate School and Hospital, owner (Louis Banks, lessee), reopened November 25, 1947, under section 7h of the zoning resolution, to permit in a residence use district the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn); premises 328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

206-47-BZ—Application, March 6, 1947, under sections 7f and 7e of the zoning resolution, of Joseph A. Dimino, applicant, on behalf of Anthony Coppola, owner, to permit in a local retail use district the erection and maintenance of a gasoline service station for a term of ten years; premises 167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

911-47-BZ—Application, October 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Frank Homelsky, owner, to permit in a residence use district the change in occupancy from garage for more than five motor vehicles to garage for five trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading; premises 474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn.

1055-47-BZ—Application, December 11, 1947, under sections 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Antonio Idones, owner, to permit in a business use district the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop using more than the area permitted; premises 2201 Bedford avenue, east side 71 ft. 9½ in. south of Church avenue (Block 5104, Lot 10), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

451-48-BZ—Application, May 18, 1948, under sections 7c and 7e of the zoning resolution, of Howard H. Snyder, applicant, on behalf of 906 Corporation, owner, to permit in a residence use district the change in occupancy from meeting room (church) to storage; premises 305-313 West 18th street, north side, 100 ft. west of 8th avenue (Block 742, Lots 28-32), Borough of Manhattan.

476-48-BZ—Application, May 21, 1948, under section 7e of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Augusta Goodkin, owner, to permit in a manufacturing use district the change in occupancy from junk shop, stable and storage to carpet cleaning and storage; premises 227 East 148th street, north side, 292.83 ft. east of Park avenue (Block 2337, Lots 52 and 53), Borough of The Bronx.

435-48-BZ—Application, May 5, 1948, under sections 7c and 7f of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of 127 West 49th Street Corp. and Estates of Emanuel Arnstein and George Backer, owners, to permit in a retail 1 use district the reconstruction of existing garage and stores on West 49th street to be used for the storage of more than five motor vehicles on first floor and open air parking on roof, and also to be used in conjunction with existing garage for more than five motor vehicles and stores (previously granted by the Board) on West 50th street, both to be connected by ramps; premises 127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

716-47-SA—Red Wing Oil Burner, Model D.

390-48-SA—Red Wing Oil Burner, Model E.

359-48-SM—Armstrong's Mineral Wool Board (Insulation for refrigerated rooms, equipment and ducts).

360-48-SM—Armstrong's Monowall (interior ceiling and wall finish).

361-48-SM—Armstrong's Insulated Siding (exterior siding and insulation).

389-48-SM—Armstrong's Temlock, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, JUNE 2, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, May 11, 1948, were approved as printed in the Bulletin of May 18, 1948, Vol. 33, No. 20.

ZONING APPLICATIONS

949-47-BZ

APPLICANT—Lama and Proskauer, for Nat Margolis, owner (Pennsylvania Box Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years.

PREMISES AFFECTED—24-30 Stone avenue, 368-386 Sunpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Nat Margolis.
For Opposition: Frank De Martino, Grace Dering and Mrs. Primciotta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 29, 1948, at 10 A.M., for inspection by a committee of the Board and decision without further argument.

989-47-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubricatorium and auto laundry.

PREMISES AFFECTED—62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.
For Opposition: Herman Goldman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for further consideration.

1057-47-BZ

APPLICANT—Lama and Proskauer, for May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Raymond J. Kruger.

For Opposition: J. George Hacker, Max Miller, Max Fishman, Anna Hammer, Anna Sperka, Murray Fishman, Irene Weinstein and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 29, 1948, at 10 A.M., for applicant to file revised plans and to and decision without further argument.

142-48-BZ

APPLICANT—Paul Friedman, for George and Eli Goldberg, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles and the erection of an office, for a term of two years.

PREMISES AFFECTED—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Bernard I. Kamen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 10 A.M., for applicant to file revised plan and to obtain a permit as to the business portion.

178-48-BZ

APPLICANT—Henry George Greene, for T. L. & L. Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted.

PREMISES AFFECTED—1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of Americas (6th); (Block 593, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Greene, Julian Roth, W. Kaiser, E. G. Steinert and G. Klopstock.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948, at 10 A.M., for applicant to file revised plans, including approval of Board of Transportation. The applicant amended his application to include Section 21 as to area.

273-48-BZ

APPLICANT—Voorhees, Walker, Foley and Smith, for Union Square Savings Bank, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank).

PREMISES AFFECTED—20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: W. H. Foley and Jos. B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for applicant to file corrected plans.

372-48-BZ

APPLICANT—Harry M. Prince, for Bismac Corporation, owner (Bishop, McCormick and Bishop, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years.

PREMISES AFFECTED—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Prince, C. M. Bishop and Mr. Gutman.

For Opposition: Henry Kandel, Mary Totz, Pearl Barnett, Celia Kandel, L. P. Goldberg and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dep't.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for decision by Board; hearing closed. Applicant to furnish record as to ownership and the date the deeds were signed and recorded; applicant also to submit corrected decision to include minor repairing and also to decide whether he wants to withdraw the portion of the application relating to the use as a public garage.

277-39-BZ

APPLICANT—Mary A. Bradley, owner.

SUBJECT—Application reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition, under section 7g of the zoning resolution, for a temporary term of years, permitting in a business use district, the maintenance of individual garages for more than five motor vehicles.

PREMISES AFFECTED—25-12 to 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Meda A. Perotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (277-39-BZ)

WHEREAS, this application under section 7g of the zoning resolution, to permit in a business use district, the maintenance of individual garages for more than five (5) motor vehicles, affecting premises 25-12, 25-14 and 25-16 38th avenue and 38-06 27th street, southwest corner (Block 387, Lots 19 and 21), Long Island City, Borough of Queens, was granted by the Board on June 27, 1939, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of the variance which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on May 4, 1948 and set for hearing on June 2, 1948 at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1948, re Alt. Applic. 1855-47, reads:

"1. Individual garages for storage of more than 5 motor vehicles not permitted in a bus. district, contrary to Art. 2, Sec. 4.15 of Zone Res."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 27, 1939, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7g for a term of five (5) years from the date of this amended resolution, to permit the premises to be occupied for the storage of motor vehicles restricted to the existing garage buildings on the premises . . . and that other than as herein amended the conditions of the resolution of June 27, 1939, shall be complied with; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution; and that a certificate of occupancy shall be obtained."

705-41-BZ

APPLICANT—Idella R. Koechel, owner.

SUBJECT—Application reopened May 4, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: M. L. Golieb and I. R. Koechel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (705-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens, was granted by the Board on July 21, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on July 5, 1944 and November 7, 1945, and the applicant requested a further extension of the term of variance which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on May 4, 1948 and set for hearing on June 2, 1948 at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated May 26, 1948, re Misc. Applic. 4551-48, reads:

"1. A parking lot in a residence use district is contrary to Art. 2, sec. 3, B.Z.R."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1942, as amended November 7, 1945, only so far as it has reference to the term of the variance, so as amended this portion of the resolution shall read:

"*Granted* under section 7i for a term of two (2) years from the date of this amended resolution to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that only motor vehicles of the pleasure car type shall be so stored or parked; that the plot shall be leveled substantially to the level of Beach 105th street and shall be adequately surfaced; that a woven wire fence shall be installed along the Shore Parkway frontage and along the Beach 105th street frontage with no entrances except one to Beach 105th street not to exceed 15 ft. in width with a curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be a building not exceeding 100 sq. ft. in area and not over one story in height which may be constructed of frame for use solely as an office and shelter for the attendant but not for the displaying or selling of any merchandise; that no signs shall be erected, except there may be one sign attached to the fence advertising the parking and storage use and the rates charged, and including such information as may be required by the Commissioner of Licenses, provided such sign does not exceed 15 sq. ft. in area and is not illuminated and does not extend beyond the building line; that such sign shall be erected only near the entrance on Beach 105th street; that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution; and that a certificate of occupancy shall be obtained."

1024-41-BZ

APPLICANT—Minnie Weinstein, owner.

SUBJECT—Application reopened May 11, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Mr. I. Lorner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Bluin and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1024-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles; premises 121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens, was granted by the Board on April 14, 1942, on certain conditions; and

WHEREAS, the resolution was amended and time to complete the work was extended on November 10, 1942; and

WHEREAS, the applicant requested an extension of the term of variance, which had expired by time limitation; and

WHEREAS, the requirements of the resolution adopted April 14, 1942 were not complied with; and

WHEREAS, this case was reopened by vote of the Board on May 11, 1948 and set for hearing on June 2, 1948, at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that only motor vehicles of the pleasure car type shall be so stored or parked; that the premises shall be leveled substantially to the grade of the street and shall be surfaced with clean gravel, steam cinders or other suitable material and properly treated with an asphalt binder; that on the interior lot lines there shall be erected continuously a woven wire fence of the chain link type not less than 5 ft. 8 in. in height or in lieu of such fence there may be a substantial wooden picket fence erected on the lines as hereinbefore required satisfactory to the borough superintendent; that a similar fence shall be erected along the street building line of 30th street, except for an entrance toward the center of the frontage not over 15 ft. in width with curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use than as herein permitted and no signs shall be erected on the premises, except there may be a sign near the entrance advertising the parking and storage use and the rates charged, provided such sign does not exceed 15 sq. ft. in area and does not extend beyond the building line and is not illuminated; that such sign may also include such information as may be required by the Commissioner of Licenses; that any lights erected for general illumination shall be on pipe standards with metallic reflectors so arranged so as to reflect toward the center of the premises and away from the adjoining occupancies, such standard not to exceed 10 ft. in height; that no building shall be erected on the premises except there may be erected a building not over 100 sq. ft. in area and not over one story in height which may be of frame, as an office and shelter for the attendant; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that adequate aisles shall be maintained at all times for easy entrance and egress; that adequate bumpers shall be maintained against the fence for protection; that a certificate of occupancy shall be obtained and all permits obtained and work completed within three (3) months from the date of this resolution; that the occupancy of the plot shall not be in effect until the certificate of occupancy has been obtained (Misc. App. 11085-41)."

415-47-BZ

APPLICANT—DePace and Juster, for Beppo Realty Corp., owner.

SUBJECT—Application reopened April 6, 1948—Application (decision of the borough superintendent) under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage and motor vehicle repair shop for more than five motor vehicles, using more than the area permitted (previously granted by the Board).

PREMISES AFFECTED—2655 East Tremont avenue, northwest corner of St. Raymond avenue, and 1473 Williamsbridge road, south side, 25.67 ft. west of

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St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: A. J. DePace and Chas. Gendolfo.
For Opposition: Stephen Baur and Albert Rollman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (415-47-BZ)

WHEREAS, this application under sections 7e, 7i and 21 of the zoning resolution, to permit in residence and business use, C area district, the extension to existing garage and motor vehicle repair shop, for more than five motor vehicles, using more than the permitted area, affecting premises 2641 to 2645 East Tremont avenue, north side, 36.76 ft. west of St. Raymond avenue and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 3, 49, 50 and 51), Borough of The Bronx, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing garage and motor vehicle repair shop for more than five (5) motor vehicles, using more than the area permitted, affecting premises 2655 East Tremont avenue, northwest corner of St. Raymond avenue and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymond avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on April 6, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East Tremont avenue is in retail and business use, C and D area and Class 1 and 1½ height districts; Williamsbridge road is in a business use, C area and Class 1½ height district; St. Raymond avenue is in retail and business use, C and D area and Class 1 and 1½ height districts; and the site is in residence, retail and business use, C area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1948, re amendment to Alt. 119-47, reads:

"1. Proposed garage and motor vehicle repair shop for more than 5 motor vehicles, in a part business and part residence district, is contrary to Article 2, Section 3 and Article 2, Section 4-a, Subdivisions 15 and 29 of the Zoning Resolution.

2. Proposed building in a 'C' district and occupies more than 60% of area of lot is, therefore, contrary to Article 4, Section 13 of the Zoning Resolution."

WHEREAS, the applicant states the premises consist of a lot, 111 ft. 9 in. front by 257 ft. 11 in. in depth (irregular) which is located a building 75 ft. front by 116 ft. 7½ in. depth (irregular) one story, 18 ft. in height, of Class 3 construction presently used as a showroom and motor vehicle repair shop; that the existing 2½ story frame dwelling on lot 1 will be demolished; that it is proposed to extend the existing building on East Tremont avenue to St. Raymond avenue, 111 ft. 9 in. front by 101.56 ft. in depth on St. Raymond avenue (irregular); that the entire lot will be built upon and the new portion at the corner of East Tremont avenue and St. Raymond avenue is proposed to be used as a showroom for new cars; and

WHEREAS, the applicant contends that the nature of this project will not detract or affect any existing surrounding properties; that it will rather enhance the immediate vicinity,

as the owner will erect a beautiful facade on both streets; that the adjoining owner has garages already built against the lot line of the proposed corner plot; that therefore he will not suffer by the erection of the new showroom and it is felt that the same will improve the adjoining owner's property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7e and 7i of the zoning resolution and that the applicant had established a basis to warrant exercise of discretion under section 21 of the zoning resolution and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7e and 7i as to use and section 21 as to area, to permit the building to be constructed substantially as proposed and indicated on plans filed with this application, marked "Received March 18, 1948 (3 sheets), on condition that the proposed entrance from Williamsbridge road shall be moved over northerly to within 5 feet of the northerly lot line and that the balance of the space along Williamsbridge road shall be maintained with show windows, used for the display of new automobiles and automobile accessories; that the design of the front wall along Williamsbridge road shall be similar to the design of wall as proposed on East Tremont avenue; that no repairing, servicing or paint shop shall be maintained in this portion of the building nearer than 25 feet to the street building line; that any repairing on the premises shall be restricted solely to the necessary repairing for cars dealt in by the agency and shall be done solely by hand tools; that there shall be a fire wall maintained between the present building and the proposed extension toward Williamsbridge road and that such fire wall shall extend above the roof for a distance of not less than 3 feet and all openings therein shall be protected with fire doors; that there shall be no windows on the lot line to the north or east; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall be used throughout as proposed by the agency dealing in Plymouth and DeSoto motor vehicles; that all signs shall be restricted to signs permitted under the zoning resolution, excluding all temporary and all roof signs; that the sidewalks along East Tremont avenue, St. Raymond avenue and Williamsbridge road shall be reconstructed or repaired, including the curbing, to the satisfaction of the borough president; that curb cuts shall be restricted to one curb cut to East Tremont avenue toward the north, one curb cut on Williamsbridge road and one curb cut on St. Raymond avenue, not exceeding 15 feet each, as shown on plans filed with this application; that this resolution shall supersede the resolution adopted by the Board on December 9, 1947, under Cal. 415-47-BZ, Vol. 1; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

846-47-BZ

APPLICANT—Lama and Proskauer, for Community Founders, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, auto laundry, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—67-53 164th street, and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Leibson.

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For Opposition: John Cincotta, Thomas G. Davis and Leonardo Vello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Blum..... 1

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

THE RESOLUTION (846-47-BZ)

WHEREAS, Lama and Proskauer, for Community Founders, Inc., owner, filed August 26, 1947, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, auto laundry, lubritorium and motor vehicle repair shop, affecting premises 67-53 104th street and 164-01 to 164-09 69th avenue, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 164th street is in residence and local retail use, D area and Class 1 height districts; 69th avenue and site are in a retail use D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 21, 1947 re N.B. Applic. 3443-47, reads:

"1. The erection of a gasoline service station, auto laundry, lubritorium and auto repair shop is contrary to article 2, section 4 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 100 ft. in depth, presently vacant; that it is proposed to erect a building 46 ft. front by 47 ft. in depth, one story, 13 ft. 6 in. in height, of Class 3 construction, to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; and

WHEREAS, the applicant contends that this building will be located at the northeasterly end of the plot; that it is also proposed to landscape for a width of 10 ft. along the easterly lot line and the northerly lot line; that proper curbing will be constructed to protect all landscaping; that most of the area in this location is vacant with the exception of several dwellings in Block 6918 which face 165th street and several dwellings in Block 6931 on west side of 164th street; Block 6792, Lots 1 and 3 is the Pamonok Golf Course; that this proposed service station will in no way affect the area; that 164th street is a main automobile thoroughfare leading from Jamaica to Flushing; that the proposed structure will be of Colonial Architectural design as shown on plans filed herewith; that these use, height and area designations have not been changed since March 31, 1937; that under a Use District amendment (Cp-5006), now pending before the Commission, the property in question has been changed to a local retail district; and

WHEREAS, the applicant requested that the application be considered under section 7e instead of section 7f of the zoning resolution, because of the fact 7f has no application to a retail use district, in which the subject site is located; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed there was no justification for the exercise of its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

177-48-BZ

APPLICANT—Charles E. Greenberg, for Milton Barkin, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C and D area district, the erection and maintenance of a class "A" non-fireproof multiple dwelling using more than the area permitted, and the erection of accessory garages for tenants.

PREMISES AFFECTED—92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, Lot 6), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Chas. Greenberg and Milton Barkin.

For Opposition: Mrs. P. Cerchiara, Mrs. I. Hering, Mrs. L. Mars and Mrs. F. Tilman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (177-48-BZ)

WHEREAS, Charles E. Greenberg, for Milton Barkin, owner, filed February 27, 1948, an application under section 21 of the zoning resolution, to permit in a residence and business use, C and D area district, the erection and maintenance of a Class A nonfireproof multiple dwelling using more than the area permitted and the erection of accessory garages for tenants, affecting premises 92-40 Queens boulevard, south side, 100 ft. east of Eliot avenue (Block 3075, part of Lot 6), Rego Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin; and laid over to May 4, 1948 and again to June 2, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in a business use, C area and Class 1 height district; Eliot avenue is in retail and business use, C and D area districts, and the site is in residence and business use, C and D area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 19, 1948 and May 18, 1948, re N.B. Applic. 989-48, reads:

"1. Percentage of lot occupied in the 'C' area portion of plot is excessive and contrary to Art. 2, Sec. 13B of the Zoning Resolution."

"3. Garages as indicated on plan are not shown in compliance with sect. 60-2G and 60-3 of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the premises consist of a plot 156.78 ft. front by 136.68 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 156.78 ft. front by 94 ft. in depth (irregular) six stories, 61.33 ft. in height, of Class 3 construction, to be used as a Class A nonfireproof multiple dwelling; and

WHEREAS, the applicant contends that the area of the portion of the lot within the C district is 16,300 sq. ft., while the area in the D district is 5,677 sq. ft.; that under the zoning resolution the proposed building could occupy 60% of the area within the C district, plus 55% within the D district, which would permit a building with an area of 12,902 square feet; that because of the requirements of the Multiple Dwelling Law and the zoning resolution fixing the location and size of yards, the yard of this proposed building because it is in a D district, is required to be 25% of the depth of the plot or 33.4 ft. in depth; that thus the entire portion of the plot within the D area is required to be yard; that therefore, no portion of the plot within the D area is available for building purposes as is theroretically

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permitted; that the owner is therefore deprived of the use of the 55% permitted coverage in the D area due to the excessive depth of the plot and the zoning requirements; that since the building can only occupy 60% of the area in the C district or 9,780 sq. ft., the use of the permitted coverage of 3,122 sq. ft. in the D district is denied to the owner; that it should be noted that were this plot entirely within a D area district, a permitted coverage of 12,087 sq. ft. or 55% would be greater than the restricted coverage imposed because of the arrangement of the plot in the C and D area districts; that it is requested a coverage of 11,450 sq. ft. or 52% of area be permitted in the C district, would materially benefit light, air and block ventilation not only for this building but also for all adjoining properties; that this property has been in the present owner's possession since the early part of 1944; that since purchasing the land the owner has paid taxes, assessments, etc. on this vacant and unproductive property; that because of war-time restrictions, the owner was unable to utilize it at the time of purchase and was further penalized in December 1944, when city-wide rezoning was effectuated; that prior to that date the only restriction as to plot coverage was the provision of legal yards and courts in the C area, while the D area permitted 60% of plot coverage; that also prior to December 1944, the coverage in the C area would have been the same as in a present B area and the D area coverage would have been the same as in a present C area; that this owner is therefore deprived of the use of approximately 25% of the permitted coverage of his land, due to the great depth of his plot and the zoning resolution restrictions; that all adjoining buildings, except a newly erected one-story taxpayer located on the southwest corner of Queens Boulevard and Eliot avenue were erected prior to December 1944 and therefore their plot coverage exceeds that now required for their respective zone areas; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, as to area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, to permit excess coverage within the C area district as proposed and as indicated on plans filed with this application marked "Received February 27, 1948," 4 sheets, and "May 26, 1948," 4 sheets, and "June 1, 1948," 1 sheet, *on condition* that the building shall not be increased in area and that in all other respects the building and occupancy and the accessory garages as indicated shall comply with all laws and regulations applicable thereto; that the entrance to the garages may be through the adjoining portion of the lot as proposed as indicated and under the same ownership; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

228-48-BZ

APPLICANT—Gustave Goldman, for Simon V. Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—2464-2466 (2674 displayed) Flatbush avenue, west side, 160 ft. north of Avenue U (Block 8542, Lot 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: Charles F. Blush.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (228-48-BZ)

WHEREAS, Gustave Goldman for Simon V. Cohen, owner, filed March 15, 1948 an application under section 21 of the zoning resolution, to permit in a business use D area district, the extension to existing building using more than the area permitted, affecting premises 2464-2466 (2674 displayed) Flatbush avenue, west side, 160 ft. north of Avenue U (Block 8542, Lot 67), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue U and Flatbush avenue are in a business use, D and A area, Class 1 height district; the site is in a business use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 20, 1948 re Alt. Applic. 1830-45 reads:

"1. Area of extension excessive for 'D' area district, contrary to sect. 14, art IV of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which is located a building 40 ft. front by 85 ft. in depth, one story in height, of Class 3 construction, presently used as store for the sale and manufacture of U. S. Navy clothing; that it is proposed to extend existing building on northerly portion 40 ft. to the rear of lot and 20 ft. in width, one story 13 ft. in height, of Class 3 construction, to be used as an addition to present building; that it is proposed to leave a 15 ft. rear yard across the entire width of lot; and

WHEREAS, the applicant contends that the owner sells and manufactures clothing for the U. S. Navy and has several contracts to complete over a long period of time; that he has been unable to find other space for his use; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to area, to permit the extension of the building as proposed and as indicated on plans filed with this application marked "Received May 12, 1948," 4 sheets, *on condition* that the building shall not be increased in height or area; that the rear yard shall be properly maintained not less than 15 ft. in depth; that such rear yard shall be properly paved and drained in accordance with the requirements; that adequate fences shall be maintained on the side and rear lot lines where not covered by buildings; that any exhaust pipes or other flues exhausting or extending through the rear wall of the building shall be removed and relocated to extend through the roof not nearer than 20 ft. from the rear of the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

250-48-BZ

APPLICANT—Emanuel M. Glick, for Irving Glaser, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre.

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PREMISES AFFECTED—70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel M. Glick and Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dep't.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (250-48-BZ)

WHEREAS, Emanuel M. Glick, for Irving Glaser, owner, filed March 23, 1948 an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of an open air motion picture theatre, affecting premises 70-02 Ocean Promenade and 103 Beach 70th street, northwest corner (Block 606, Lot 106), Arverne, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 18, 1948, after due notice by publication in the Bulletin, and laid over to June 2, 1948, at request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 70th street, Ocean promenade and the site are in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 19, 1948 re Misc. Applic. 1628-48, reads:

"1. Proposed open air theatre in a Residence use district is contrary to Art. 2, Sec. 3 of Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 88.50 ft. frontage by 75.5 ft. in depth, presently vacant; that it is proposed to erect an open air motion picture theatre; that projector to be used will be 16 mm. and only safety film will be used; and

WHEREAS, the applicant contends that the proposed use is within an area devoted to business and amusement; that properties east and west are now being used for business purposes with entrances directly on the boardwalk; that this is a seasonal use and the surrounding residential area is used primarily for summer occupancy, consisting of unheated bungalows; that the construction of a conforming use on the site is not economically feasible due to the location and present building costs; that the construction of the various features of the open air theatre will be as follows: fence—4 in. cinder block properly supported and buttressed; exit doors—approved 1 hour fireproof self-closing doors; seats—fixed, wood construction, similar to park benches; toilet enclosures—4 in. cinder block for partitions, wood rafters, interior finish of ceiling—wire lath and cement plaster; projection equipment—16 mm. safety film and no enclosure will be required for the projection equipment; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on Misc. Applic. 1628-48, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

291-48-BZ

APPLICANT—Arnold W. Lederer, for Henry Kahan, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, re-

quired front yard and an open terrace projecting into the required rear yard.

PREMISES AFFECTED—311 Beach 147th street, west side, 100 ft. north of Neponsit avenue (Block 749, Lot 35), Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: Arnold W. Lederer and Henry Kahan.

For Opposition: W. J. Kelly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (291-48-BZ)

WHEREAS, Arnold W. Lederer for Henry Kahan, owner, filed April 2, 1948 an application under section 21 of the zoning resolution, to permit in a residence use, G area district, the projecting bay window and vestibule into the required front yard and open terrace projecting into the required rear yard, premises 311 Beach 147th street, west side, 100 ft. north of Neponsit avenue (Block 749, Lot 35), Neponsit, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Neponsit avenue, Beach 147th street and the site are in a residence use, G area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 31, 1948 re N.B. Applic. 3768-47 reads:

"1. Projecting bay window and vestibule into the required 20' 0" front yard in a G area, is contrary to sec. 16-B, B.Z.R.

"2. An open terrace with rail extending within the required rear yard in a Residence use district is contrary to sec. 16-B, and sec. 16, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which is located a building 25 ft. front by 48 ft. 10 in. in depth, irregular, 1½ stories, 18 ft. in height, of class 4 construction; and

WHEREAS, the applicant contends that plans for the one family dwelling were approved by the Department of Housing and Buildings on August 26, 1947; that the owner who built the house for his own use found, after living in the building at the onset of winter that the sea and bay breezes were unbearable without a proper vestibule which was not provided for in the original plans; that the architect filed amendment for said enclosure and the same was approved; that the building inspector checked the job and pursuant to a cross cut on the sidewalk measured the 20 ft. as required in order to maintain the required setback; that the vestibule was constructed but to the owner's dismay he received a violation after making an application for a certificate of occupancy; that the vestibule during construction was measured a few times by the inspector but it appears that the owner and the inspector measured from the cross which had no relation to the building line but bore a relation to the side lot line; that a survey is filed herewith showing projections and the situation of the building indicating the bay window, vestibule and rear terrace as actually constructed; that the adjoining premises to the north is developed to extend about 8 in. more into the required front yard than the vestibule in question and consists of an open roofed porch and a majority of the adjoining buildings to the north all project into the required setback inasmuch as they were constructed prior to the change to a G zone on July 24, 1939; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

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WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21, as to area, to permit the extension of the building on the front and rear as proposed and as indicated on plans filed with this application marked "Received April 2, 1948" 3 sheets, *on condition* that the building shall not be increased in height or area and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the use of the building shall be restricted to a single family dwelling; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

373-48-A

APPLICANT—Harry M. Prince, for Bismac Corporation, owner (Bishop, McCormick & Bishop, lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner, (Block 3508, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Prince, C. M. Bishop and Mr. Gutman.

For Opposition: Henry Kandel I, Mary Tatz, Pearl Barnett, Celia Kandel, L. P. Goldberg and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't. of Parks.

ACTION OF BOARD—Laid over to June 15, 1948 at 10 A.M. for decision by the Board; hearing closed.

847-47-A

APPLICANT—Lama and Proskauer, for Community Founders, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67-53 164th street and 164-01 to 164-09 164th street, northeast corner (Block 6918, Lot 6), Flushing, Borough of Queens (under section 35, General City Law, re bed of mapped street—69th avenue).

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Leibson.

For Opposition: John Cincotta, Thomas G. Davis and Leonardo Vello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board under Cal. 846-47-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

416-47-A

APPLICANT—DePace and Juster, for Beppo Realty Corp., owner.

SUBJECT—Application reopened April 6, 1948 re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—2655 East Tremont avenue, northwest corner of St. Raymonds avenue and 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymonds avenue (Block 4077, Lots 1, 3, 49, 50 and 51), Borough of The Bronx.

APPEARANCES—

For Applicant: A. J. DePace and Chas. Gendolfo.

For Opposition: Stephen Baur and Albert Rollman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (416-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 2641-2645 East Tremont avenue, north side, 36.76 ft. west of St. Raymonds avenue, running through to 1473 Williamsbridge road, south side, 25.67 ft. west of St. Raymonds avenue (Block 4077, Lots 3, 49, 50 and 51), Borough of The Bronx, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal for the purpose of considering a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1948, re amendment to Alt. Applic. 119-47, reads:

"3. Proposed garage exceeds the maximum allowable area permitted under section 4.2.1 of the Building Code." and

WHEREAS, this appeal was reopened by a vote of the Board on April 6, 1948; and

WHEREAS, the applicant states it is now proposed to increase the area of the building by extending it to include the corner lot, so that the completed building will have a combined frontage of 111 ft. 9 in. on East Tremont avenue, 101.56 ft. on St. Raymond avenue and 75 ft. on Williamsbridge road, one story, 18 ft. in height, of Class 1 and Class 3 construction, as indicated on plans filed with the Board under Cal. 415-47-BZ, Vol. 2; and

WHEREAS, the applicant contends that openings in masonry wall between proposed corner extension and the interior building will be provided with fireproof, self-closing overhead doors and will be used as a horizontal exit; and

WHEREAS, plans filed with Cal. 415-47-BZ, Vol. 2 indicate the proposed extension will be used entirely for automobile showroom.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 119-47, objection 3, be and it hereby is *granted on condition* that the fire wall shall be provided and maintained as required under resolution adopted this day under Cal. 415-47-BZ, Vol. 2; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified under the aforementioned resolution.

295-48-A

APPLICANT—Interborough Engineering Co., for Atlantic Warwick Corp., owner (Novocol Chemical Mfg. Co., Inc., lessee).

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—2911-2917 Atlantic avenue and 255 Warwick street, northeast corner (Block 3952, Lots 1 and 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (295-48-A)

WHEREAS, Interborough Engineering Co., for Atlantic Warwick Corp., owner; Novocol Chemical Mfg. Co., Inc., lessee, filed March 31, 1948, an appeal from orders of the fire commissioner, affecting premises 2911-2917 Atlantic avenue and 255 Warwick street, northeast corner (Block 3952, Lots 1 and 47), Borough of Brooklyn; and

WHEREAS, Order No. 12757 LC issued by the Fire Commissioner March 12, 1948, affecting 2911/17 Atlantic avenue, reads:

"2. Provide that each boiler, heater, range or stove is connected to a separate flue in a legal chimney. Rule 12. Oil Burner Rules."

and

WHEREAS, Order No. 12980 LC issued by the Fire Commissioner March 22, 1948, re 255 Warwick street, reads:

"You are hereby notified that an inspection of the above premises, used to store and use fuel oil shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

Provide that each boiler, heater, range or stove is connected to a separate flue in a legal chimney, Rule 12, Oil Burner Rules."

and

WHEREAS, the applicant states that the buildings are two stories, 22 ft. and 26 ft. in height, 70 ft. 7 in. by 124 ft. 2½ in. in area at first floor, 70 ft. 7 in. by 99 ft. 2½ in. in area at second floor, Class 1 and Class 3 construction, located in unrestricted and residence use, C area, Class 1 height districts; erected in 1916 and 1942 and used and occupied since 1942, as follows: Cellar, ordinary; 1st floor, manufacture of chemical products, 10 persons; 2nd floor, manufacture of chemical products and office, 23 persons; that the building is equipped with a one-source sprinkler system, two 44 in. wide iron stairs, brick enclosed, equipped with fireproof, self-closing doors and lead from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy No. 104963 issued March 31, 1942, upon completion of N.B. Applic. 466-41, permits the use of 2911-17 Atlantic avenue, as follows: Cellar, ordinary; 1st floor, factory, 10 persons; 2nd floor, office and factory, 23 persons; and

WHEREAS, Certificate of Occupancy 73643 issued June 11, 1944, upon completion of alteration under permit 5632/46 permits the building at 255 Warwick street to be occupied: Cellar, boilerroom; 1st floor, factory; 2nd floor, factory, and describes the building as brick and frame construction; and

WHEREAS, the applicant states that in 1942 a 42 in. by 42 in. tile lined chimney was erected on the party wall between 255 Warwick street and 2911-2917 Atlantic avenue; that this chimney was designed to adequately provide the necessary draft for the boiler existing in 255 Warwick street and the new boiler in the new building; that at that time the old chimney for 255 Warwick street was removed; that the owner was not aware of Rule 12 of the Oil Burner Rules and if he had known of it, he could have retained the old chimney and built a smaller chimney for the new building, thereby complying with Rule 12; that to comply now with Rule 12 would mean that another chimney would have to be erected and this would constitute a hardship; that the chimney serving the two boilers has been operating satisfactorily since 1942, as have been thousands of similar installations in the city.

Resolved, that the decisions of the fire commissioner as to Order 12757-LC, Objection 2 and Order 12980-LC, be and they hereby are *modified* and that the appeal be and is hereby *granted on condition* that in all other respects the requirements of the Oil Burner Rules shall be complied with; that dampers shall be installed as proposed and as shown on plans filed with this appeal marked "Received March 31, 1948," two sheets, so as to control the smoke flue from each boiler when not in use; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

439-48-A

APPLICANT—United Distillers of America, Inc., owner.
SUBJECT—Appeal from a decision of the fire commissioner—re transportation and sale of Anti-Freeze known as "Saf-Tee Super" in one gallon, sealed metal cans in New York City (containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Harry Dvorken and Ralph L. Josephs.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert, and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (439-48-A)

WHEREAS, United Distillers of America, Inc., owner, filed May 14, 1948 an appeal from a decision of the fire commissioner relating to the packaging of Saf-Tee Super Anti-Freeze in one gallon sealed cans without tight-fitting replaceable caps or other devices to permit the closure of the containers; and

WHEREAS, the decision of the fire commissioner dated May 12, 1948 reads:

"Your application and sample of 'Saf-Tee Super Anti-Freeze' have been received and the sample forwarded to our laboratory.

"The 55 gallon metal drums to be used for this product conform with the requirements and are satisfactory.

"The 1 gallon, vegetable type can with sealed top is contrary to the requirements as set forth in Sec. C19-590C of the Administrative Code which provides that metal cans shall not exceed 1 gallon capacity, be fitted with tight-fitting replaceable tops, caps or other devices so made that the cans or containers will be air-tight when closed.

"In view of the fact that the proposed 1 gallon containers do not conform with this section, a Certificate of Approval for your product must be denied."

and

WHEREAS, the applicant states that application was made to the fire commissioner for a certificate of approval for Saf-Tee Super Anti-Freeze in 55 gallon metal drums and one gallon metal vegetable type cans; that the 55 gallon drums conform with the requirements of the Interstate Commerce Commission and are equipped with replaceable tight-fitting bungs and are satisfactory to the fire commissioner but the proposed one gallon metal cans are provided with tight-fitting sealed irreplaceable tops and do not conform with the requirements of the Administrative Code; that it is as to these one gallon sealed cans that this appeal applies; and

WHEREAS, the applicant contends that the one gallon metal can which it is proposed to use is of excellent quality, similar to the cans in which other anti-freeze products are packaged and marketed; that the product which it is proposed to package in these cans is anti-freeze with an ethyl alcohol base to which an oil seal and rust inhibitor have been added, as well as other denaturants specified by the Treasury Department; that these denaturants render the product unfit for beverage consumption and household use; that the product cannot be used for cleaning, thinning or any other household purpose; that it is proposed to mark plainly on the one gallon cans "to be emptied of entire contents immediately upon opening"; that the product will be shipped to jobbers, repair shops, and dealers for distribution to service stations, department stores and other distributors of anti-freeze.

Resolved, that the decision of the fire commissioner dated May 12, 1948 be and it hereby is modified and that the appeal be and it hereby is *granted* as to the use of one

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gallon cans without replaceable tops *on condition* that such cans shall be labeled in accordance with the requirements of the fire commissioner and shall exhibit the wording, "Entire contents to be emptied immediately upon opening"; that such notice shall have white letters on fire department red background or fire department red letters on white or aluminum background; that this label shall also contain the additional words, "This container approved by the Board of Standards and Appeals under Cal. No. 439-48-A for anti-freeze"; that in all other respects the requirements of the Administrative Code shall be complied with.

23-37-SA

APPLICANT—Quiet Heet Manufacturing Corp., owner.
SUBJECT—Silent Heet Oil Burner (reopened January 20, 1948 re approval of Model C); (previously approved re Silent Heet Oil Burner, Models A, B and E).

APPEARANCES—

For Applicant: S. L. Sloan.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (23-37-SA)

WHEREAS, Michael Kliegman of Silent Heet Oil Burner Co., for Quiet Heet Mfg. Corp., owner, filed January 21, 1937, an application with the Board of Standards and Appeals, for approval of the device known as the Silent Heet Oil Burner, Models A, B and E; and

WHEREAS, this appliance was approved by the Board on May 11, 1937, on certain conditions, and the resolution was amended from time to time; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 27, 1948

Re: Cal. 23-37-SA.

Subject: Amendment of Resolution adopted May 11, 1937 as amended May 25, 1937, June 22, 1937, July 13, 1937, Oct. 19, 1937, March 15, 1938, May 3, 1938 and December 5, 1939 to include new models.

Request was made, December 22, 1947 by the Quiet-Heet Mfg. Co., for a reopening of the application to include new model C. The application was reopened January 20, 1948.

Description

This burner is of the mechanical draft, pressure atomizing type suitable for installation in hot water or steam boilers and warm air furnaces with fuel oil not heavier than No. 3 U. S. Dept. of Commerce Standards. The burner consists of the following parts: Blower housing and base of cast-steel. Sirocco type fan, Sunstrand Fuel Unit consisting of pump, strainer and valve. Newark Transformer and a G.E. or equal motor 1725 R.P.M. 60 cycle 110 volts. The controls consist of the following. Minneapolis Honeywell Pressuretrol and Protecto-Relay. The installation inspected was also equipped with a McDonnell Water Valve and Low water cutoff. The capacity ranges from $\frac{3}{4}$ to $2\frac{1}{2}$ G.P.H.

Inspection and Test

The burner was inspected and tested at 2129 East 27th street, Brooklyn, New York, March 15, 1948. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and

Mr. S. L. Sloan representing the applicant. The burner was an assembly of approved parts, suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner, as assembled, was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or unusual carbon deposits. With the oil cut off, the controls functioned in 90 seconds. With a stack temperature of 450°F, the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of this inspection and test, the Committee on Test recommend that the resolution adopted May 11, 1937 as amended May 25, 1937, June 22, 1937, July 13, 1937, Oct. 19, 1937, March 15, 1938, May 3, 1938 and December 5, 1939 be amended to include approval of Silent Heet Oil Burner, Model C on condition that all requirements of the resolution of May 11, 1937 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 11, 1937, as amended through December 5, 1939, in accordance with the above report.

139-47-SM

APPLICANT—Laneri Bros., owner.

SUBJECT—Laneri Bros. Cement and Cinder Blocks (reopened September 23, 1947 re amendment of resolution); (previously approved on condition).

APPEARANCES—

For Applicant: Eugene Laneri.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (139-47-SM)

WHEREAS, Eugene and Joseph Laneri of Laneri Bros., owners, filed on February 18, 1947, an application with the Board of Standards and Appeals for approval of the material known as Laneri Bros. Cement and Cinder Blocks, Hollow Load Bearing; and

WHEREAS, this material was approved by the Board on July 22, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on September 23, 1947; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 22, 1948.

Re: Cal.: 139-47-SM

Subject: Laneri Bros. Cement and Cinder Blocks, amendment of resolution to include additional sizes.

Under date of July 22, 1947, the Board of Standards and Appeals, approved the Laneri Bros. Cement and Cinder Blocks, sizes 8" x 8" x 16" Hollow Cinder Blocks 8" x 8" x 16" Hollow Concrete Blocks, load bearing. Request was made for a reopening of the

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application to approve additional cinder blocks 4" x 8" x 18" and 8" x 8" x 18". The application was reopened by vote of the Board, September 23, 1947.

Description

These blocks are hollow cinder blocks made in 2 sizes 4" x 8" x 18" partition and wall blocks with 45% voids and are composed of five parts by volume of cinders, 1 part by volume of cement and 6½ gallons of water per batch. The ingredients are mixed in a Stearns Model A Clipper stripper machine, 3 minutes dry and 4 minutes wet. These ingredients are then conveyed to a hopper and then to the vibrator where the blocks are formed. The blocks are placed in a steam room to cure for 23 hours and then stored in the open air.

Inspection and Test

The plant of the applicant had been inspected by the Committee on Test, present were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and E. Laneri representing the applicant. Sample blocks were selected. A check of these blocks indicates that the average compression is 736 p.s.i., and average absorption 15%.

Recommendation

On the basis of the foregoing data the Committee on Test recommends that the resolution of July 22, 1947 be amended to include the approval of 4" x 8" x 18" and 8" x 8" x 18" hollow load bearing cinder blocks provided the condition set forth in the resolution of July 22, 1947 be complied with in all respects.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 22, 1947, in accordance with the above report.

203-48-SM

APPLICANT—Pennsylvania Range Boiler Co., owner.
SUBJECT—Pennsylvania Range Boiler Co., 275 Gallon Fuel Oil Storage Tank, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (203-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 26, 1948

Re: Cal. 203-48-SM.

Subject: Pennsylvania Range Boiler Co. Obround 275 Gallon Fuel Oil Tank; approval of.

Pennsylvania Range Boiler Co. of 2403 Ellsworth Street, Philadelphia, Pa., filed, January 24, 1948 an application with the Board of Standards and Appeals for approval of the Pennsylvania Range Boiler Co. Obround 275 Gallon Fuel Oil Tank under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

Description

Tanks are constructed of No. 10 U. S. Gauge commercial grade hot rolled steel. The heads are dished of No. 10 U. S. gauge steel with weld offset of 1½ inches. Tanks have one long seam which is a welded lap joint. The tanks are provided with four 2" spuds welded to the top of the tank; a ¾" coupling is welded close to the bottom of the tank, on one of the heads, to provide a drain and four 1¼" flanges are welded to the bottom of the tank for legs. The size of the tank is 26" by 42" by 66".

Inspection and Test

A sample was inspected and tested at the applicant's factory at 2403 Ellsworth street, Philadelphia, Pa., April 14, 1948. Present at the test were Comm. C. M. Blum and J. A. Darts, Engineering Division, Committee on Test and Mr. A. Marland, Factory Manager, representing the applicant. The tank was subjected to a hydraulic pressure test and successfully met the requirements of Rule 10.3.1 of the Oil Burner Rules. Details of construction, workmanship and protection of steel were found to comply with the Rules of the Board.

Recommendation

On the basis of the foregoing inspection and test and the information filed with this application the Committee on Test recommends the approval of the Pennsylvania Range Boiler Obround 275 Gallon Fuel Oil Tank for use in fuel oil installations in New York City when constructed in conformity with the details of this report and information filed with the Application, but nothing herein shall be deemed to waive any requirements of the Oil Burner Rules of the Board.

It is further recommended that all welding conform to the Fusion Welding and Gas Cutting Rules of the Board and that each tank bear a label permanently affixed reading Approved by the Board of Standards and Appeals for use in New York City under Cal. 203-48-SM.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.
Engineering Division.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 1:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY AFTERNOON, JUNE 2, 1948, 2 P.M.

Présent: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS 284-48-A

APPLICANT—Matlock and Campbell, for St. Michael's R. C. Church, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—421-429 West 33rd street, north side, 292 ft. west of 9th avenue (Block 731, Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert D. Campbell.
For Administration: Peter Maher, Fire Dep't.

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ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (284-48-A)

WHEREAS, Matlock and Campbell, for St. Michael's R. C. Church, owner, filed March 25, 1948, an appeal from an order and decision of the fire commissioner, affecting premises: 421-429 West 33rd street, north side, 292 ft. west of 9th avenue (Block 731, Lot 54), Borough of Manhattan; and

WHEREAS, Order No. 43620-LF, issued by the fire commissioner on July 22, 1947, reads:

"6. Remove present house supply lines from bottom of tank on roof and arrange same to be on the outside of tank above the 2500 gallon reserve. Ch. 26, Art. 17, Adm. Code.

7. Provide a reserve water supply of at least 2500 gallons for standpipe system, so arranged as to give a hydrostatic pressure of at least 5 pounds at highest hose valve under main roof in accordance with Art. 17, Chapter 26 of Adm. Code, Ch. 26, Art. 17, Adm. Code."

and
WHEREAS, the decision of the Fire Commissioner dated January 29, 1948, reads:

"Before a permit may be issued to you for the storage and use of acids, etc. the following must be done:

1. Comply with Order No. 43620-LF on file in the Division of Fire Prevention.

Please notify this Department promptly when this order has been complied with. It is unlawful for you to store and use acids, etc. without a permit."

and
WHEREAS, the decision of the Fire Commissioner, dated February 26, 1948, reads:

"Your letter of January 15, 1948, has been submitted for consideration, with the result it was decided a rescindment or modification of this order is not within the discretionary power of the Fire Commissioner.

It is, therefore, suggested you take this matter before the Board of Standards and Appeals."

and
WHEREAS, the applicant states the building is basement and six stories (100 ft. 9 in.) in height, 96 ft. by 98 ft. 9 in. in area at first floor, 96 ft. by 74 ft. in area at typical floor, fireproof construction, located on a lot 96 ft. by 98 ft. 9 in. in area, erected in 1906, located in a retail use, B area and Class 1½ height district, used and occupied since 1906 as follows: Basement, boiler room, toilets, engineer's shop, storage, 2 persons; 1st floor, classroom and office, 72 persons; 2nd floor, classrooms and lunchroom, 119 persons; 3rd floor, classrooms and library, 149 persons; 4th and 5th floors, classrooms, 174 persons each; 6th floor, classrooms, science laboratory and toilet, 140 persons; that the building is equipped with a 4 in. standpipe, interior fire alarm system and weekly fire drills are held; there are two 4 ft. 4 in. steel and slate stairs, enclosed with kalamein partitions with wire glass and solid masonry, equipped with kalamein doors with wireglass, which are not self-closing and that one stairway leads to the roof; and

WHEREAS, the applicant contends that permission is requested to place the house supply connection on the side of the tank one foot below the overflow, as the house supply is used only to feed cold water to fixtures on the 6th floor, as there is no street supply to these fixtures; that modification is also requested of item 7 of the order as the tank has a capacity of 2200 gallons and was installed to replace an old steel tank which was badly corroded and failed; that under these circumstances it was imperative to replace this tank at once; that the connections installed are in approximately the same locations as the old ones; that the new

tank is of as great a capacity as was possible to install in the existing space and in view of the weight of the tank with relation to the structure conditions of the building; that other items of Order 43620-LF will be complied with; and

WHEREAS, the applicant further contends that standpipe reserve after rearrangement of house supply line will be approximately 1500 gallons with hydrostatic pressure at highest hose outlet on the 6th floor of 4.77 pounds when tank is practically empty; that the height of tank above top hose outlet on 6th floor is 10 ft. 3 in.

Resolved, that the decision of the fire commissioner as to Order No. 43620-LF, objections 6 and 7 be and it hereby is modified and that the appeal be and it hereby is granted on condition that the house supply line shall be arranged as proposed and to the satisfaction of the fire commissioner, so as to leave below the house supply take-off, a reserve of not less than 1500 gallons for standpipe purposes; that in all other respects, the building and occupancy and standpipe system shall comply with all laws, rules and regulations applicable thereto and that all other items of Order No. 43620-LF shall be complied with.

296-48-A

APPLICANT—Perfect White Steam Laundry, Inc. (lessee), for Oglan Realty Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—240 Kent avenue, southwest corner of North 1st street (basement); (Block 2377, Lots 9, 11 and 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Murray J. Oglan and Ross L. Gerling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (296-48-A)

WHEREAS, Perfect White Steam Laundry, Inc., lessee, for Oglan Realty Co., Inc., owner, filed March 31, 1948, an appeal from a decision of the borough superintendent, affecting premises 240 Kent avenue, southwest corner of North 1st street (basement); (Block 2377, Lots 9, 11 and 12), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1948, on amendment to Alt. Applic. 553-47, reads:

"1. Dry Cleaning Equipment to be of an approved Bd. of S. & A. type. Ch. 19-78.0, A.C."

and

WHEREAS, the applicant states the building is 3 stories, 35 ft. 8 in. in height, 107 ft. 10½ in. by 95 ft. in area, irregular, fireproof construction, erected in 1920, located in an unrestricted use, A area and Class 2 height district, used and occupied: Basement: laundry and accessory dry-cleaning; 1st floor, laundry work; 2nd and 3rd floors, manufacturing advertising displays, 15 persons per floor; proposed to be used and occupied: Basement: laundry and accessory dry cleaning, 10 persons; 1st floor, laundry, 50 persons; 2nd and 3rd floors, manufacturing advertising displays, 15 persons per floor; that the building is equipped with a one-source sprinkler system throughout, an approved standpipe system and an interior fire alarm system; there are two 40 in. wide reinforced concrete, fireproof enclosed, stairs, equipped with fireproof, self-closing doors, leading from the roof directly to the street; and

WHEREAS, the applicant contends that it is proposed to install the following dry-cleaning equipment as accessory to a laundry, all equipment to be in rooms properly and adequately arranged for such service:

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1—30" x 48" American Buckeye Washer, belt driven, with all safety features such as tub door interlock, steam fire extinguisher, automatic tub door closing device. (65 lbs. dry weight clothes capacity).

1—30" Extractor, explosion proof motor driven.

1—American-Butler 3200 gallon per hour circulation cloth plate filter, with all safety features and belt driven pump.

1—American-Butler 125 gallon capacity per hour Vacuum Still, with all safety features and belt driven pump.

1—American-Butler No. 45 belt driven Service Pump, for pumping clean solvent from underground tank to Washer and dirty solvent from underground tank for distillation.

1—5-H.P. explosion proof motor driven group drive arrangement for furnishing power to drive above machines and pumps.

1—American 36" x 30" Drying Tumbler, with explosion-proof motor drive and all safety features.

1—525 Gallon Underground Storage Tank for clean solvent.

1—525 Gallon Underground Storage Tank for dirty solvent.

1—American-Butler 255 gallon above-ground still feed tank.

1—Button trap.

1—Moisture absorber.

and

WHEREAS, the applicant further contends that the borough superintendent indicated this equipment must be approved by the Board and it is therefore requested that the Board consider this application on the basis of information submitted herewith and grant approval of the installation; that in comparison with large dry-cleaning establishments, this will be small equipment, having a capacity of 65 pounds dry weight per load, as this cleaning operation will be accessory to the principle use, which is a laundry; that the solvent used will be petroleum solvent having a flash point of not less than 105° F, commonly known as Stoddard solvent, and underground storage tanks will be properly buried in location indicated on plan filed with this appeal; and

WHEREAS, Mr. Gerling, the representative of the American Laundry Machine Company, has stated that the equipment involved is substantially similar to the equipment manufactured by the American Laundry Machine Company and known as Noex Safe Petroleum Dry Cleaning Unit in various models as approved by the Board for use in New York City under certain conditions under Cal. 729-44-SA, except as to the cleaning fluid used, namely 105 deg. F, as against 138.2 deg. F.

Resolved, that the decision of the borough superintendent on Alt. Applic. 553-47, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the equipment involved shall be substantially as proposed and similar to the equipment as manufactured by the American Laundry Machine Company as approved by the Board under Cal. 729-44-SA; that, as agreed by the representative of the American Laundry Machine Company, Mr. Gerling, an application shall be filed with the Board within one week, submitting the equipment for general test and approval; that as soon as the equipment to be installed in this location is installed, the Board is to be notified so that same can be examined and tested as may be necessary; that in all other respects, the equipment shall comply with all laws, rules and regulations applicable thereto and shall be maintained to the satisfaction of the fire commissioner; that the petroleum solvent used shall at no time have a flashpoint of less than 105 deg. F. as proposed; that the equipment shall be installed and tested under the competent supervision of the American Laundry Machine Company.

356-48-A

APPLICANT—Louis A. Kiesewetter, for The Texas Company, owner.

SUBJECT—Application for consideration—re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—53-02 29th street, west side, 15.09 ft. south of Review avenue (Block 294, Lot 106), Long Island City, Borough of Queens (under section 35, General City Law re bed of mapped street—29th street).

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Charles Ferrier, Dep't of Marine and Aviation.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guince 3

Negative 0

Not Voting: Commissioner Kleinert 1

THE RESOLUTION (356-48-A)

WHEREAS, Louis A. Kiesewetter, for The Texas Company, owner, filed April 17, 1948, an application pursuant to section 35 of the General City Law for permission to erect a new retaining wall, new loading rack and to relocate present loading rack in the bed of 29th street (Marsh street) as laid out on the City Map, affecting premises 53-02 29th street, west side of Review avenue, 150.09 ft. south of Borden avenue, northwest corner of 29th street, and running through to Dutch Kills Creek (Block 294, Lot 106), Long Island City, Borough of Queens; and

WHEREAS, the decision of the Commissioner of Marine and Aviation, dated April 8, 1948, re Applications 30555 and 30556, reads:

"On October 24, 1947, you applied for a permit to construct new retaining wall, new loading rack, relocate present loading rack, etc., at 53-02 29th Street, Dutch Kills, Borough of Queens.

"A portion of both loading racks will be located within the bed of 29th Street as laid out on the city plan. Such construction is not permitted without approval of the Board of Standards and Appeals.

"This Department will not issue a permit until you can obtain the necessary approval from the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the premises has a frontage of 30 ft. on Review avenue in the bed of 29th street (Marsh street) and a depth of 1046.63 ft. irregular, located in an unrestricted use, B area and Class 1½ height district and used and occupied since 1915 as an oil storage plant—65 persons; and

WHEREAS, the applicant states that it is now proposed to erect the loading racks and concrete retaining wall partially in the bed of 29th (Marsh) street, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that 29th street was placed on the city map October 1, 1915 and begins on the westerly side of Review avenue and has a width of 60 ft. and extends westerly approximately 525 ft. to the Long Island Railroad; that the city has not taken title to the property and there is no petition pending for any condemnation proceedings; that the owner acquired the property in 1915; that in view of the fact that it is proposed to make substantial improvements at this oil storage plant, it is requested that the Board permit the erection of the proposed structures in the bed of the mapped street, as indicated on plans filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby *grant* the application, under the powers vested in the Board under Section 35 of the General City Law, to permit the construction of the new retaining wall and new loading rack and to relocate present loading rack, as proposed and indicated on plans filed with this application,

MINUTES

marked "Received April 17, 1948" (2 sheets) and "May 28, 1948" (1 sheet), on condition that, in the event the property within the mapped street is acquired by the City of New York for street purposes, this owner shall remove without expense to the city, the equipment now proposed to be installed within the bed of 29th (Marsh) street; that such fire-fighting equipment shall be maintained as proposed and as shown on such plans and that entrance shall be permitted at all times for fire department purposes through the 50 ft. gate on Review avenue as shown thereon.

374-47-A

APPLICANT—Howard H. Snyder, for Leberk Corporation, owner.

SUBJECT—Application reopened and restored to calendar March 2, 1948—appeal from an order and a decision of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—287-295 Amsterdam avenue and 170 West 74th street, southeast corner (Block 1145, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Henry G. Phenev, Dep't of Housing and Buildings and Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert..... 3
Negative: Deputy Chief Guinee..... 1

THE RESOLUTION (374-47-A)

WHEREAS, Howard H. Snyder, for Leberk Corporation, owner, filed April 25, 1947, an appeal from an order and decision of the fire commissioner, affecting premises 287-295 Amsterdam avenue and 170 West 74th street, southeast corner (Block 1145, Lot 61), Borough of Manhattan; and

WHEREAS, this appeal was withdrawn September 9, 1947 upon presentation of a communication dated September 9, 1947 from the Division of Housing, stating that the classification of the building had been changed from that of a heretofore erected existing class B (hotel) to a heretofore erected existing class A multiple dwelling (apartment hotel); and

WHEREAS, the applicant states that on September 8, 1947, the owners wrote to the fire department requesting dismissal of the order as it did not apply to a class A multiple dwelling; that an inspection was made of the alarm system by the fire department and the system found in good working order; that, however, a decision dated November 24, 1947 was received from the fire commissioner reading as follows:

"In reply to your letter of September 8, 1947 you are advised that the subject order cannot be withdrawn or rescinded as required, for the following reason:

"A recent inspection of said premises shows the stationery, and a sign on the outside of the building reads, "Hotel Barkley", which indicates that the premises is being held out to the public as a hotel.

"Therefore no further consideration may be given to the request until all references to the hotel are removed."

and

WHEREAS, plans have been filed with the Department of Housing and Buildings for conformance with Local Laws 60 and 74 and these plans approved under Alt. 2163-47 on December 18th and specifically approving the omission of requirement for an alarm because of the classification and occupancy of the building as a heretofore erected existing class A Multiple Dwelling (Apartment Hotel); and

WHEREAS, the applicant states that the fire department was notified of the Department of Housing and Buildings' approval of these plans and reconsideration of their decision requested and on January 6, 1948, the fire department issued the following decision:

"Receipt of your letter of December 19, 1947 is acknowledged.

"In reply, you are advised that on the facts, this department cannot rescind the subject order and your request is hereby denied.

"You are further advised that unless you avail yourself of the right to appeal from this decision to the Board of Standards and Appeals, our order will be forwarded for enforcement."

and

WHEREAS, the applicant now requests that the Board consider this application and instruct the fire department that the classification and action by the Department of Housing and Buildings is proper and should be binding on the fire department; and

WHEREAS, this appeal was restored to the calendar March 2, 1948; and

WHEREAS, the Department of Housing and Buildings and the Fire Department, Division of Fire Prevention have been notified of this hearing; and

WHEREAS, in the opinion of the Board, the classification of the building by the Division of Housing of the Department of Housing and Buildings is binding on the fire commissioner.

Resolved, that the decision of the fire commissioner dated November 24, 1947 be and it hereby is *modified* and Order 40624-LF be and it hereby is *rescinded* in view of the classification of the building by the Division of Housing of the Department of Housing and Buildings as a heretofore erected existing class A multiple dwelling (apartment hotel).

426-48-A

APPLICANT—Lama and Proskauer, for Alma O. Smith, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-36 Rutland road, south side, 254 ft. 1½ in. east of Flatbush avenue (basement and 1st floor); (Block 5037, Lots 19 and 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (426-48-A)

WHEREAS, Lama and Proskauer, for Alma O. Smith, owner, filed May 6, 1948, an appeal from a decision of the borough superintendent, affecting premises 34-36 Rutland road, south side, 254 ft. 1½ in. east of Flatbush avenue (basement and 1st floor); (Block 5037, Lots 19 and 20), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1948, re Alt. Applic. 1474-48, reads:

"1. Public occupancy on 2 floors of a Class 3 constructed bldg. over 2 stories in height, is contrary to 4-2-1 and 2-1-3-5 of Bldg. Code.

2. Means of exit to comply with C26-273 & 292 of the Code.

3. Live load for this occupancy to comply with 7.3.2.2.3 of the code."

and

WHEREAS, the applicant states that the building is 3 stories (40 ft.) in height, 20 ft. by 45 ft. in area, of Class 3 construction, erected in 1924, located on a lot 40 ft. by 100 ft. in area, in a residence use, C area and Class 1½ height district, and used and occupied since 1924 as a family dwelling; proposed to be used and occupied: cellar—boiler room; basement—classroom and dining room—25 persons; 1st floor—classrooms—23 persons; 2nd and 3rd floors combined—one family dwelling; that the building

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is provided with one 2 ft. 8 in. wide wood stairs, unenclosed, equipped with wood doors which are not self-closing, and a ladder and scuttle to the roof; proposed to be provided with one fire escape at the rear, extending to the roof by ladder and to yard by stair with egress to the street through a side yard; that windows and doors on the course of the fire escape will be made fireproof self-closing; and

WHEREAS, the applicant contends that it is proposed to use the basement and 1st floor as a private pre-kindergarten school and the 2nd and top floors as dwelling for the owners; that the basement and 1st floor will be altered as indicated on plans filed with this appeal; that it is proposed to remove two closets on the basement floor, enlarging the dining room which will be used as a classroom and to install two additional wash basins and one water closet; that on the first floor it is proposed to install a new partition, creating two classrooms and install a new fire escape with exit door 3 ft. wide leading directly to rear yard; that the new fire escape will be provided with proper hand rails; that as the number of occupants will be limited to 20 pre-kindergarten children on the basement floor and 20 pre-kindergarten children on the first floor, no possible danger will be involved; that the present basement has a liveload of 55 lbs. and the present first floor has a liveload of 40 lbs.; that the building is substantially constructed and lends itself to this particular use; that all doors will be made to swing in the direction of egress; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent on Alt. Applic. 1474-48, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be arranged substantially as proposed and as indicated on plans filed with this appeal marked "Received May 27, 1948," five sheets, except that the rear exterior iron stair as proposed shall lead from the one story roof, provided the ceiling under such roof is fire-retarded with metal lath and cement plaster; that the grilles on the front windows and the doorway underneath the stoop at the basement level shall be removed; that the cellar ceiling throughout shall be protected with metal lath and cement plaster; that the space over the heater shall be further protected with steel, as required by the building code; that door leading from the basement to the cellar shall be made self-closing and reasonably tight-fitting; that all doors shall be arranged so as to open in the direction of exit and where sliding doors occur that are required for exit such doors shall be made swinging; that the existing dumbwaiter shall be discontinued and blocked off with fire-retarded material at each floor level; that there shall be installed in the kitchen in the basement not less than two sprinkler heads, properly spaced which may be fed from the domestic water supply line of the building; that hand rails on the interior and exterior stairs shall be arranged so as to have intermediate hand rails in view of the age of the pre-school children; that the pre-school use shall not extend beyond the main first floor as proposed; that the 2nd and 3rd floors combined shall be used as proposed only as a one family dwelling for the operators of the school; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

226-45-A

APPLICANT—Joseph E. Kinsley, for My-R Construction Corp., owner (872 Gerard Avenue Corp., lessee).
SUBJECT—Application for consideration—reopening and extension of term of variance, re Appeal from a decision of the borough superintendent; previously granted for a temporary term.

PREMISES AFFECTED—872 Gerard avenue and 81-95 East 161st street, northeast corner (2nd floor); (Block 2476, Lot 56), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph E. Kinsley.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (226-45-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 872 Gerard avenue and 81-95 East 161st street, northeast corner (2nd floor); (Block 2476, Lot 56), Borough of The Bronx, was granted by the Board on October 16, 1945 on certain conditions; and

WHEREAS, the resolution was amended on July 23, 1946; and

WHEREAS, the term of variance was extended on June 10, 1947; and

WHEREAS, the applicant requested further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1946, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"... that the present occupancy on the second floor east, consisting of dress store may be continued for two (2) years from the date of this *amended* resolution, provided that there is no manufacturing carried on; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that a certificate of occupancy shall be obtained."

369-48-A

APPLICANT—Norman Lederer and Leonard Joseph, for Catherine F. Moran, owner.

SUBJECT—Application for consideration—reopening and new proposal—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (Block 637, Lot 54), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and Jason Gould.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

687-47-A

APPLICANT—A. F. Winter, for Beach 116th Street Corporation, owner (F. W. Woolworth Co., lessee).

SUBJECT—Application reopened and restored to calendar February 17, 1948—appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—115-11 to 115-13 Rockaway Beach boulevard, south side, 60 ft. east of Beach 116th street, and 192 Beach 116th street (Block 660, Lot 4), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: L. D. Voelcker.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., at request of applicant's representative.

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur A. Schiller and Thomas Garvey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948, at 2 P.M., at request of applicant, for further consideration after applicant submits additional information as to piping, etc.

77-48-A

APPLICANT—Albert Kindler, for Albert E. Wesslau & Louise J. Whipple, Trustees for the Estate of Louie Reichart, owner (W. T. Grant, lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2260, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Albert Kindler and Herman Pastoline.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., for inspection by committee of Board and for further consideration after applicant reports as to suggestion for installing a new 3" water line in addition to the existing 2" line.

287-48-A

APPLICANT—Julius S. Rapson, for Frances Harrison, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—88-40 192nd street, west side, 335 ft. south of Hillside avenue (Block 10456, Lot 36), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson, Frances Harrison and Allen B. Gifford.

For Opposition: Ford Kurtz, Geo. H. Bruns, Julius Brown, Frank Giorgio, Jr. and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., for decision by the Board; hearing closed.

314-48-A

APPLICANT—John B. Mooney, for Addian Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: John B. Mooney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1948, at 2 P.M., for inspection and further consideration.

ZONING APPLICATIONS

1304-25-BZ

APPLICANT—William J. McMahon, for Samuel Berman, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (de-

cision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, for a term of years, permitting partly in a business use and partly in a residence use district, the change of occupancy of an existing building to a motor vehicle repair shop and garage for more than five motor vehicles.

PREMISES AFFECTED—2447 Coney Island avenue, east side, 301 ft. north of Avenue V (Block 7343, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: William J. McMahon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1304-25-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting partly in a business use and partly in a residence use district, the change of occupancy of an existing building to a motor vehicle repair shop and also a garage for more than five motor vehicles, for a temporary term, affecting premises 2447 Coney Island avenue, east side, 301 ft. north of Avenue V (Block 7343, Lot 61), Borough of Brooklyn, was granted by the Board on May 15, 1934, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 30, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 15, 1934, as amended through April 30, 1946, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7i for a temporary term of two (2) years from the date of this amended resolution, to permit . . . and that other than as herein amended, the conditions of the resolution of May 15, 1934, shall be complied with, and that a new certificate of occupancy shall be obtained."

504-27-BZ

APPLICANT—Goldwater and Flynn, for Cee Bee Oil Co., lessee, for Broadway 230th Street Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the alteration and reconstruction of a gasoline service station, previously granted by the Board, to include a lubritorium, auto laundry and use of part of the plot for parking and storage of more than five motor vehicles.

PREMISES AFFECTED—200-218 West 230th street and 5485 Broadway, southwest corner (Block 3402, Lot 652), Borough of The Bronx.

APPEARANCES—

For Applicant: Bernard Katz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (504-27-BZ)

MINUTES

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 200-218 West 230th street and 5485 Broadway, southwest corner (Block 3402, Lot 652), Borough of The Bronx, was granted by the Board on October 28, 1927, on certain conditions; and

WHEREAS, on October 28, 1941, the resolution was amended under section 7c of the zoning resolution, permitting the alteration and reconstruction of the existing gasoline service station so as to include a lubritorium and auto laundry and also, the use of part of the plot for parking and storage of more than five motor vehicles; and

WHEREAS, on December 16, 1941, the resolution was further amended and plans approved; and

WHEREAS, time to obtain permits and complete the work was extended on October 27, 1942, October 26, 1943, July 10, 1945, May 28, 1946 and May 27, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 28, 1927, as amended through May 27, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

14-37-BZ

APPLICANT—A. David Benjamin, for Macaba Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use district, for a term of years, the change in occupancy of an existing building to include a motor vehicle repair shop.

PREMISES AFFECTED—1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane (Block 2861, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Stang.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (14-37-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, for a term of five years, the change of occupancy of an existing building to include a motor vehicle repair shop, affecting premises 1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane (Block 2861, Lot 35), Borough of The Bronx, was granted by the Board on February 16, 1937, on certain conditions; and

WHEREAS, the term of variance was extended on May 18, 1943, for a term of five years; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 16, 1937, as amended May 18, 1943, only so far as it has reference to the term of the variance, so as amended, the resolution shall read:

"Granted under section 7i for a term of five (5) years from the date of this *amended* resolution, to permit the rear portion of the building to be occupied as a

service station in connection with the conforming use as a showroom for new automobiles and permitting access to such service station by means of two existing doors to the north and south, as shown on plans marked "Received January 11, 1937" sheets; that the work to be carried on in the service station shall be restricted to the cars owned and dealt in by the tenant and shall be mainly for adjustment with hand tools; that no machines shall be used requiring greater motor power than $\frac{1}{4}$ h.p.; that no anvils, forges or acetylene torches shall be used on the premises; that no body or fender work other than of a minor nature, shall be carried on; that mechanical equipment may, however, be installed for testing, repairing and relining of brakes; that no openings shall be installed in the rear or interior lot line walls; that no additional skylights shall be installed other than those now existing; that no curb cuts shall be installed along Jerome avenue other than the cuts permitting entrance to the two sets of double doors; that no roof sign shall be permitted; that the ceiling shall be protected with metal of not less than 28 gauge; that the cellar shall be separated from the balance of the building by fireproof material and enterable only from the exterior of the building and used solely for heating purposes and not for storage; that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution; that a certificate of occupancy shall be obtained."

640-46-BZ

APPLICANT—Siegel and Green, for Puritan Land Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, an emergency passageway from an existing motion picture theatre.

PREMISES AFFECTED—68-01 to 68-31 Fresh Meadow lane, 175-02 to 175-18 68th avenue, southeast corner and 176-01 to 176-09 69th avenue, northeast corner of Fresh Meadow lane (Block 6930, Lots 1, 11 and 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel and Abraham Levingson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (640-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence and business use district, an emergency passageway from an existing motion picture theatre, affecting premises 68-01 to 68-31 Fresh Meadow lane, 175-02 to 175-18 68th avenue, southeast corner and 176-01 to 176-09 69th avenue, northeast corner of Fresh Meadow lane (Block 6930, Lots 1, 11 and 15), Flushing, Borough of Queens, was granted by the Board on December 10, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1946, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 1906-45)."

MINUTES

915-46-BZ

APPLICANT—Burke, Morrison and Green, for Ben Fabrizi, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, lubritorium, auto laundry, office and sale of accessories and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—40-08 to 40-20 30th avenue and 30-01 to 30-03 Newtown road, southeast corner and 30-02 to 30-04 41st street (Block 681, Lot 114), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Ben Fabrizi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (915-46-BZ)

WHEREAS, this application, under sections 7e and 7i of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, lubritorium, auto laundry, office and sale of accessories and the parking and storage of more than five motor vehicles, affecting premises 40-08 to 40-20 30th avenue and 30-01 to 30-02 Newtown road, southeast corner and 30-02 to 30-04 41st street (Block 681, Lot 114), Astoria, Borough of Queens, was granted by the Board on May 27, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 27, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 8553-46).”

838-47-BZ

APPLICANT—Lama and Proskauer, for J. J. A. Holding Corp., and Mary A. King, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—Northeast corner of Eastchester road and Stillwell avenue (Block 4218, Lots 1, 2 and 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (838-47-BZ)

WHEREAS, this application, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop, affecting premises northeast corner of Eastchester road and Stillwell avenue (Block 4218, Lots 1, 2 and 4), Borough of The Bronx, was granted by the Board on March 23, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted March 23, 1948, by adding thereto:

“... that revised plans marked ‘Received May 18, 1948,’ 4 sheets, showing a minor rearrangement of the premises, may be accepted in lieu of plans referred to in this resolution marked ‘Received August 8, 1947,’ on condition that the requirements of the resolution adopted on March 23, 1948, shall be complied with in all respects except for such rearrangement and as to the number of gasoline storage tanks, which may be increased to six 550 gallon tanks as shown on such revised plans; that the term of the variance may be for ten (10) years under section 7f from the date of this amended resolution.”

945-47-BZ

APPLICANT—John H. Knubel, for 551 West 37th Street Realty Corp., owner (Dixie Bus Depot, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7g of the zoning resolution, permitting in an unrestricted use district, for a term of years, the change of occupancy from private garage for five buses to private garage for more than five buses, on a street in which there is located entrances to a public school.

PREMISES AFFECTED—549-553 and 555-559 West 37th street, north side, 100 ft. east of 11th avenue (Block 709, Lots 7 and 9), Borough of Manhattan.

APPEARANCES—

For Applicant: John H. Knubel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (945-47-BZ)

WHEREAS, this application, under section 7g of the zoning resolution, permitting in an unrestricted use district, for a term of five years, the change of occupancy from private garage for five buses to private garage for more than five buses, on a street in which there is located entrances to a public school, affecting premises 549-553 and 555-559 West 37th street, north side, 100 ft. east of 11th avenue (Block 709, Lots 7 and 9), Borough of Manhattan, was granted by the Board on February 10, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 10, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

“... that in view of statement by applicant that actual construction work has been completed, that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution and that a certificate of occupancy shall be obtained.”

MINUTES

1339-27-BZ

APPLICANT—Lama and Proskauer, for Harry Sweedler, owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; previously withdrawn.

PREMISES AFFECTED—1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

93-37-BZ

APPLICANT—Lama and Proskauer, for South Fifth Street Corp., owner.

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the erection of a building to be used for servicing and repairs, auto showroom, parts department and sale and display of more than five motor vehicles (previously granted by the Board for a term of years for parking and storage of more than five motor vehicles).

PREMISES AFFECTED—261-277 South 5th street, 148-150 Marcy avenue, southwest corner and 266-270 South 4th street (Block 2447, Lots 15, 16, 17, 21, 22 and 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for Harry Wilkus, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street (Block 280, Lot 10), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 22, 1948, at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

773-47-BZ

APPLICANT—Henry Nordheim, for Vincent J. Amatucci, owner.

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station with an increase in number of gasoline pumps, (previously withdrawn).

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

APPLIANCES SUBMITTED FOR APPROVAL

422-42-SA

APPLICANT—Mercury Cleaning Systems, Inc., owner.

SUBJECT—Application for consideration reopening and amendment of resolution—re Mercury Cleaning System (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (422-42-SA)

WHEREAS, the Mercury Cleaning Systems, Inc., owner, filed on May 22, 1942, an application with the Board of Standards and Appeals, for approval of the appliance known as the Mercury Cleaning System; and

WHEREAS, this appliance was approved by the Board on November 6, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the Board deemed that the warning as to limitations under the Zoning Resolution contained in the last sentence of the Committee's report should be stricken out inasmuch as the warning has not been included in approvals of other cleaning systems.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 6, 1946, by *striking out the sentence* in the Report of the Committee reading as follows: "It is further recommended that the installation be limited to unrestricted and manufacturing districts and to such other districts as zoning variances may be granted."

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

RULES GOVERNING THE USE OF EQUIPMENT FOR SPRAYING AND DRYING OF PAINTS, VARNISHES, LACQUERS AND OTHER INFLAMMABLE SURFACE COATINGS AND STORAGE OF SUCH MATERIALS.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS JUNE 10, 1932
AND REVISED JULY 16, 1937, EFFECTIVE AUGUST 16, 1937 AND
AMENDED JULY 25, 1944, EFFECTIVE AUGUST 21, 1944.

(353-30-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, subdivisions 2 and 3 of the Charter of the City of New York, to effectuate the provisions of C19-84.0, C19-85.0 and C19-86.0 of the Administrative Code.

Rule 1. Application.

- 1.1 No person, firm or corporation shall spray, dip or immerse any article or thing within the City of New York with any inflammable paints, varnishes, lacquers or any other inflammable or combustible substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes except in conformance with these rules, and under a permit issued by the Fire Commissioner. Where the quantity of spraying, dipping or immersing materials used in a day does not exceed two quarts, except for spraying as performed under Rule 5.13, and the total amount of material stored does not exceed twenty gallons, these rules shall not apply.
- 1.2 APPLICATIONS. Application for the required permit to store and use the above-mentioned materials shall be made to the Fire Commissioner on forms prescribed by him and shall contain such information as he may require. When a spray, dipping, immersing, storage or mixing room is to be installed, an application shall be filed with and approved by the Borough Superintendent before a permit is issued by the Fire Commissioner.
- 1.3 RESTRICTIONS. No spraying, dipping or immersing of any article or thing within the City of New York with any inflammable paints, varnishes, lacquers or any other inflammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes shall be permitted in any premises or portion thereof as follows:
 - 1.3.1 Which is occupied as a class A or B multiple dwelling or a dwelling for one or two-families, except where a location is provided which is separated by fireproof construction from the residential occupancy and ventilated as provided in Rule 3.
 - 1.3.2 Which is occupied as a place of public assembly except trade schools where the buildings are of Class I or Class II construction and spraying, dipping or immersing are demonstrated for instruction purposes only.
 - 1.3.3 Which is artificially lighted by any means other than electricity.
 - 1.3.4 Which is heated by other than the use of steam or hot water circulating systems and the boiler is located outside the space where spraying, dipping or immersing is carried on.

Rule 2. Definitions.

- 2.1 The term "SPRAY or SYRAYING SPACE" "DIPPING SPACE or IMMERSING SPACE" when used in these rules shall mean that portion of

the premises used for the actual work of spraying, dipping or immersing any article or thing with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds, commonly used for painting, varnishing, staining or similar purposes in any booth or room.

- 2.2 The term "CABINET BOOTH" when used in these rules shall mean a compartment with a back, top and two sides of incombustible materials over a substantial metal frame and equipped with air exhaust facilities, located within a room or any portion of any premises where spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.3 The term "CANOPY BOOTH or HOOD" when used in these rules shall mean an installation consisting of a metal canopy or hood, without any side or end panels enclosing the object sprayed and an air exhaust system under which spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.4 The term "TUNNEL BOOTH" when used in these rules shall mean a compartment consisting of two sides and top, equipped with an air exhaust system in which spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.5 The term "SPRAY ROOM" when used in these rules shall mean a fully enclosed ventilated room approved for such use in which any article or thing is sprayed by any flammable paints, varnishes, lacquers or any other flammable substance, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.6 The term "DIPPING ROOM" when used in these rules shall mean a fully-enclosed ventilated room approved for such use in which any article or thing is dipped, or immersed in any flammable paints, varnishes, lacquers or any other flammable substances, mixtures, or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.7 The term "FIREPROOF or FIRE-RESISTING PARTITIONS" used in these rules shall mean the standards set in the Labor Law and the Rules of the Board of Standards and Appeals for factory buildings. All openings in this type of partition shall only be equipped with self-closing fireproof assemblies.
- 2.8 The term "STORAGE ROOM" when used in these rules shall mean a fully-enclosed ventilated room used for the storage and mixing of any inflammable paints, varnishes, lacquers or any flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes.

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2.9 The term "CERTIFICATE OF FITNESS" when used in these rules shall mean the written permission granted by the Fire Commissioner to an individual to supervise and to process spraying, dipping and immersing materials and equipment, in accordance with the provisions of Section C19-14.0 of the Administrative Code and these Rules.

2.10 The term "PERMIT" when used in these rules shall mean the written permission issued to a person, firm or corporation by the Fire Commissioner, to store and use materials covered by Sections C19-12.0 and C19-84.0 of the Administrative Code and these Rules.

Rule 3. Ventilation.

3.1 Spraying or dipping spaces shall be ventilated when in operation so that the movement of air shall be at least one hundred (100') linear feet per minute in the breathing zone of the operator and be of sufficient capacity to prevent the accumulation of mist or vapors. For requirements of ventilation of storage rooms see Rule 4.4.1.

3.2 Air shall be admitted to the spraying, dipping or immersing spaces in an amount equal to the capacity of the fan or fans and in such a manner as to avoid short-circuiting the path of air in the working zone of such spaces. Exhaust fans shall be kept running constantly while spraying, mixing or dipping. Exhaust fan control shall be interconnected with spray gun so as to operate simultaneously. Exhaust fans shall, in addition, be arranged to operate independently of spray gun. Ventilation Equipment shall be kept in operation for a sufficient length of time thereafter to exhaust all vapors, fumes or residues of spraying materials from the spray booth, dip space or drying room. Air admitted to the spraying, dipping, immersing, drying spaces or storage rooms shall be fresh air taken from the outside of the building.

3.3 EQUIPMENT. Motors shall be located outside of spraying, dipping or immersing spaces except as provided in Rule 4.

Rule 4. Specifications for Spray Booths, Spray Rooms, Dip and Immersing Rooms, Drying Equipment and Material Storage Rooms.

4.1 Spray booths shall be constructed of metal or incombustible materials satisfactory to the administrative official having jurisdiction. Ventilation and lighting for spray booths, spray rooms, dipping rooms, drying rooms and storage rooms shall comply with the requirements of these rules.

4.1.1 Spray, dip and immersing rooms shall be enclosed on all sides with partitions constructed of incombustible materials with floors in such rooms of concrete. Where such rooms are located over wooden floors, such wooden floors shall be surfaced with 1" of grout adequately reinforced or a mixture of Portland cement, asphalt and sand similarly reinforced. Ceilings over such rooms shall be protected by $\frac{5}{8}$ " unsanded gypsum plaster or $\frac{7}{8}$ " of cement or sanded gypsum plaster on approved 3.0 lb. metal lath or other equivalent fire-resisting ceiling protection. Ventilation, lighting and heating for these rooms shall comply with the requirements of these rules. Where additional fire fighting equipment is necessary, such equipment shall be furnished in accordance with the direction of the Fire Commissioner. Floor drains leading to the house draining

system or the public sewer, shall not be permitted. All dip tanks shall be provided with hinged metal covers held open by a fusible link, such covers to be equipped with an opening to permit automatic flooding of the tank with fire extinguishing media of a type and so located as the Fire Commissioner shall direct.

4.1.2 Panels of polished wired glass or plate-glass at least one-quarter ($\frac{1}{4}$) of an inch thick, not exceeding seven hundred and twenty (720) square inches in area and not more than forty-eight (48") inches in any linear dimension may be used in the sides of a spray booth or room.

4.1.3 The inner sides of walls, ceilings and the floors of all spraying or dipping spaces shall have a smooth surface.

4.1.4 All openings in spray, dip or immersing rooms shall be protected by fireproof opening protective assemblies. Windows opening on a street may be used to provide ventilation but no window on a lot line or less than 20 ft. from any opening in a wall of an adjacent building shall be permitted except when the subject room is more than 20 ft., in the horizontal plane, above an adjoining building.

4.1.5 Ferrous metals used in the construction of spraying, dipping or immersing spaces shall be thoroughly painted on the inside or be galvanized.

4.1.6 All spraying, dipping or immersing spaces shall be so constructed that at least three (3) feet of clear working space shall always be maintained for each operator spraying, dipping or immersing the material being processed.

4.2 STORAGE ROOMS.

4.2.1 Storage rooms shall be constructed of fireproof or fire resisting material and shall have a window opening to the outer air but such window shall not be on a lot line, enclosed court, nor opposite within twenty feet of windows of adjacent buildings nor part of the same premises, such window openings to be fireproofed and lower half provided with open louvers or ventilated by metal duct or fan at least 8 inches in diameter. The floors of all storage rooms shall be of incombustible non-ferrous materials. The sill of the door shall be at least 6 inches above the finished floor. All doors to be tin-clad, approved, fireproof and self-closing.

The lighting equipment shall comply with rule 4.5.2.2 and shall have an electric switch located outside the room. Immediately adjacent to such room shall be provided such portable fire extinguishing equipment for use within the storage room as the fire commissioner shall direct.

4.3 DRYING EQUIPMENT.

4.3.1 Gas Fired Drying Ovens. Gas fired drying ovens shall be of a type as approved by the Board. Such ovens shall be constructed of metal and incombustible materials so designed as to preclude the direct application of flame to the material in process. The exhausts from both the heating compartment and the drying compartment shall be individually equipped with adequate fans and exhaust piping connected directly to the outer air. The controls for the fans shall be so interlocked with the

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gas supply line that when the gas is flowing the fans are in operation. An extra switch shall be provided to permit the operation of the fans when the gas supply is off. Each oven shall be equipped with approved gas burning equipment with electrical controls so arranged as to shut off the gas valve when ignition fails or the gas supply pressure drops to 2 inches of water.

The use of a continuous gas pilot light is prohibited unless an automatic gas shut off valve is provided, which will shut the gas off at the pilot light when the flame is extinguished or the supply of gas cut off. Electrical pilot ignition shall be of the continuous type, or equal in performance, designed for use in high temperatures, with controls so interlocked as to shut off the gas supply when current is interrupted. An auxiliary manually operated gas shut off valve shall be located not nearer than 25 feet from the oven so as to control the gas supply in the event of an emergency. Such ovens shall be adequately insulated on all sides, including the base, which shall have the equivalent of a double thickness of such insulation, unless the floor is protected by a 3 in. mat of reinforced concrete placed over and bonded into the existing concrete floor and projecting not less than 6 inches outside the projected area of the equipment, or unless an unenclosed clear air space not less than 4 inches above the floor is maintained between the floor and the underside of the oven.

4.3.1.1 Gas fired drying ovens shall not be located nearer than 25 feet from spraying or dipping spaces unless such oven is approved for use in explosive atmospheres.

4.3.2 Electric Infra Red Ray Drying Ovens.

4.3.2.1 Electric Infra Red Ray Drying Ovens shall be of a type as approved by the Board. Such ovens shall be constructed of electric equipment installed in accordance with the National Electric Code and the requirements of the Department of Water Supply, Gas and Electricity. Ovens when erected shall be placed on concrete floors without any additional protection, provided that at least 12 inches of clear space above the floor is provided to permit adequate ventilation.

4.3.2.1.1 In drying processed material, involving the evaporation of considerable amounts of flammable solvents by infra-red lamps, such installations shall not be confined in small rooms unless such rooms are thoroughly ventilated by a power driven ventilation system of sufficient capacity to provide 100 linear feet of air per minute; the controls of the ventilation system to be so interlocked with the Infra-Red Ray System that the latter cannot function unless the ventilating system is in operation. When equipped with duct ven-

tilating system, the Infra-Red Ray Oven shall be adequately secured so as to prevent moving.

4.3.2.1.2 Where the evaporation of a considerable amount of flammable vapors are involved, ventilated hoods located as near to the floor as practicable or enclosures shall be provided at the initial stage of the process with adequate exhaust system to discharge the primary evaporation from the solvents to the outer air, so that when the processed material progresses through the lamp drying tunnels only a comparatively small amount of solvent is left for evaporation. A space between such ventilating section and the drying section shall be maintained.

4.3.2.1.3 Lamps and other electrical equipment shall be kept free from flammable deposits and adequate cleaning shall be maintained.

4.3.2.1.4 Lamp drying units shall be separated from spraying and dipping processes complying with these rules, by a distance of at least 15 feet or shall be installed in a separate fireproof room.

4.3.2.1.5 Controls shall be arranged so that the lamps in the tunnels will be shut off automatically if and when the conveyor stops.

4.3.2.1.6 Where there are no conveyors and the material being processed is left stationary in the dryer, there shall be an excessive temperature switch to shut off the lamps to avoid overheating the material being processed if it is not removed from the dryer in time.

4.3.2.1.7 Material to be processed on the conveyors shall be rigidly supported so as not to be liable to displacement and cause lamp breakage and short circuits. Where there are no conveyors, materials should be fixed on dollies running on tracks or other equivalent method to accomplish the same result.

4.3.3 The use of these processes shall be limited to metal or other incombustible material requiring paint processing.

4.3.4 Such fire fighting equipment suitable for electrical and solvent vapor fires shall be provided as the fire commissioner may direct.

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4.4 SPECIFICATIONS FOR DUCTS, PIPES AND FANS.

- 4.4.1 All ducts used for ventilating spray, dip or immersing spaces shall be constructed of approved incombustible materials or metal of not less than the following gauges of metal.

Ducts twenty-four (24") inches or less in diameter No. 22 gauge.

Ducts over twenty-four (24") inches and not over thirty-six (36") inches in diameter No. 20 gauge.

Ducts exceeding thirty-six (36") inches in diameter No. 18 gauge.

- 4.4.2 Ducts shall be strongly constructed and be installed in a workmanlike manner. They shall be rigidly supported.

- 4.4.3 Ventilating ducts shall run as directly as practicable to the outer air and be protected with a hood against the weather. The exhaust terminal or hood shall also be protected with a screen of copper or bronze with a mesh not larger than one-quarter ($\frac{1}{4}$ ") inch.

- 4.4.4 Where a duct passes through a non-fireproof floor or roof, the duct shall be protected at such point by an outer pipe or sleeve with an air space of at least one (1") inch between the sleeve and pipe protected from the woodwork by at least a 1" blanket of asbestos, compressed rockwool or glasswool, or equivalent fire-resistive material extending through the entire depth of the ceiling construction and adequately secured to the outer pipe. The outer pipe shall be not less than two (2") inches from any woodwork and such woodwork shall be covered with at least 26 gauge metal or other incombustible material.

- 4.4.5 Ventilating ducts shall not terminate within ten (10) feet measured horizontally of any chimney outlet, unprotected air intakes or within twenty (20) feet of any exit or any opening in an adjoining building.

- 4.4.6 If induced draft is used to create an air movement, the air shall be supplied from a point outside the spray or dip or immersing space. Fans and motor must be located outside the spray, or dip space, except approved explosion-proof motor and non-ferrous blade fans which, however, are not to be located where residues of spraying material may collect on such equipment.

- 4.4.7 The exhaust system from any spray, dip or immersing space shall not be connected to any other ventilating system or be discharged into a chimney or flue used for the purpose of conveying gases of combustion.

- 4.4.8 Exhaust fan blades shall be constructed of non-ferrous metal. All exhaust and ventilating fans to be permanently connected to their source of power, using metallic conduit. Rheostats in fan bases not permitted. Fan blades not coming in direct contact, with spraying fumes, need not comply with this requirement.

- 4.4.9 Adequate access doors or panels made tight fitting by means of screw bolts, clamps or springs shall be provided, to permit inspection and cleaning.

4.5 ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES.

- 4.5.1 No motors, switches, rheostats, lamps, fluorescent light or other electrical equipment shall

be located in spray, dipping or immersing rooms or within ten (10') feet of the open end of any spray compartment, spray booth, immersing or dipping space unless such electrical equipment be of a type approved for use in explosive atmosphere and where a conduit leads from a hazardous location to a non-hazardous location, the conduit shall be sealed off by an approved sealing compound. Except that alternating current induction motors of the totally enclosed type, having no brushes, make and break contacts, collectors or other arcing or sparking parts may be located within ten (10') feet of a spray booth, spray compartment or dipping space when approved by the administrative official having jurisdiction. No open flame shall be used within 25 ft. of spray, dip or coating space or paint storage room or cabinet except when separated by fireproof construction, except as provided in Rule 4.3.1. Gas Fired Drying Ovens and 4.3.2.1.4 Electric Infra Red Dry Ovens.

4.5.2 Lighting Fixtures.

- 4.5.2.1 Artificial lighting shall be only by means of electricity.

- 4.5.2.2 When lighting fixtures are located within 10 feet of a spray booth, spraying space, dipping space or within a storage room they shall be of the rigid stem type, enclosing all wiring and be equipped with keyless sockets having vapor proof globes. Where exposed to breakage, globes shall be adequately protected by substantial metal guards or equivalent means. Fluorescent tube type lighting fixtures when used in spray booths or in spray and dip spaces or in storage rooms or rooms containing inflammable vapors, shall be of a type approved for use in explosive atmospheres. The auxiliaries of mercury vapor lamps shall be offset at least ten (10) feet from spray booth, spray or dip spaces unless enclosed in explosion-proof protection.

- 4.5.2.3 All electrical equipment shall be installed and grounded as provided by the Administrative Code covering electrical equipment and permanently connected to their source of current supply, using metallic conduit.

- 4.5.2.4 No pin plug receptacles shall be used except when the use of receptacles and attachment plugs become necessary they shall be so connected to form a part of a unit device with explosion-proof interlocking switch precluding the removal of the plug when the switch is in the "on" position or by an approved explosion-proof enclosure which can seal the arc when the current is interrupted. Such receptacles and plugs shall be of the polarized type providing a connection for the grounding wire of the portable cords.

- 4.5.2.5 All electric wiring shall be enclosed in rigid standard weight metallic conduits with explosion proof joints and fittings. Joints in metallic conduit having threaded couplings shall not have less than five (5) fully en-

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gaged threads. Where flexible connections are required a flexible fitting approved for explosive atmospheres shall be used.

- 4.5.2.6 The use of portable cords or trailer lights are prohibited, except when flexible cord approved for hard usage containing one (1) extra insulated conductor properly connected to form a grounding connection for metal lamp guards, motor frames and all other exposed metal portions of such portable lamps and devices may be used. When portable lamps are used they shall be enclosed in a manner approved for explosive atmospheres and with substantial guards of metal to prevent breakage. Sockets shall be of the keyless moulded composition type with no exposed metal parts.

Rule 5. Maintenance and Operation.

- 5.1 Every premises wherein a spraying, dipping, or immersing space is maintained and operated shall be continuously under the charge and supervision of one or more persons holding a certificate of fitness, whose duty shall be to see that the spray, dipping and immersing space comply with the rules and the terms of the permit are not violated. No other duties shall interfere with the enforcement of these rules while the work is in process. A copy of these rules shall be available near the space where these rules apply.
- 5.2 Smoking or the carrying of lighted cigars, cigarettes, matches, or pipes in spray, dipping or immersing space is prohibited.
- 5.3 No person shall be permitted within a spray space between the spray gun and the exhaust outlet while the spray gun is in use.
- 5.4 Spraying, dip or immersing spaces and its surroundings shall be kept clean at all times and shall be kept clear of all materials, equipment and utensils not required in the operation of the spray. Side walls, ceilings, baffle plates, etc., shall be sprayed with soap and water solution, before cleaning, or cardboard or masking paper may be fastened before any operation and after said operation all waste material shall immediately be removed from the premises.
- 5.5 Floors within and surrounding spray, dip, or immersing spaces shall be kept clean and free from waste material at all times.
- 5.6 Spray rooms, booths, fans, ducts, and other equipment shall be cleaned frequently and maintained in clean and efficient working condition; lacquer spraying booths shall be wet down before cleaning.
- 5.7 Implements used for cleaning shall be made of non-ferrous material to avoid sparks.
- 5.8 Metal waste cans with self-closing covers shall be provided for all spraying, dipping or immersing spaces and storage rooms. The number to be installed shall be determined by the administrative official having jurisdiction.
- 5.9 Approved fire appliances shall be installed in all spraying, dipping or immersing spaces and in storage rooms as may be determined by the administrative official having jurisdiction.
- 5.10 Accumulation of flammable waste, sweepings or deposits from spray, dip or immersing space is prohibited. All such waste shall be placed in approved waste cans and be removed from the premises at the close of work each day.

- 5.11 All sand papering of lead painted surfaces shall be done with wet sand paper.
- 5.12 When a motor vehicle is taken into a spray space, the batteries shall be disconnected before the process of spraying is begun.
- 5.13 Before spraying is performed on elevator cars all electric power operating all elevators enclosed in a common shaft, shall be turned off. While such work is in progress portable fire extinguishers shall be provided and maintained adjacent to the work as the fire commissioner shall direct. Such shafts shall be well ventilated of fumes before starting elevators.
- 5.14 Inflammable solvents used for cleaning equipment or for any other purpose shall not be discharged into the house drain.

Rule 6. Material Storage and Mixing.

- 6.1 Main supplies of spray coating and dipping materials and thinners shall be kept in an outside storage building, storage rooms or in vented metal cabinets in accordance with the following amounts:
- 6.1.1 Spraying materials not in excess of 100 gallons may be stored in single walled metal cabinets ventilated to the outer air. Such cabinet to be metal covered on all sides, including the doors and arranged for ventilation at top and bottom.
- 6.1.2 Spraying materials not in excess of 200 gallons may be stored in double-walled metal cabinets ventilated to the outer air or wood cabinets metal covered on all sides, including the door, and arranged for ventilation at top and bottom, to the outer air.
- 6.1.3 Spraying materials in excess of 200 gallons shall be stored in a separate exterior storage building of fireproof or fire-resisting material with ventilated plain glass skylight or in a storage room constructed fireproof in a fireproof building or fire-resisting in a non-fireproof building. The maximum amount of spraying materials to be stored in a storage room of a non-fireproof building shall be determined by the administrative official having jurisdiction.
- 6.1.4 Mixing or thinning of coating materials shall be conducted in a storage building or storage room, except that containers of total capacity not exceeding ten gallons may be opened and their contents mixed in the spray room or room in which booths are located while the air exhaust system is operating.
- 6.1.5 Working supplies sufficient for not more than one day's use but not exceeding twenty gallons to each booth, nor a total of one hundred gallons, may be kept in the spray room or room in which spray booths are located; covers of containers must be kept thereon when such containers are not actually in use. This amount is in addition to the amount allowed in Rule 6.1.7.
- 6.1.6 Gravity feed material containers for supplying spray guns shall not exceed ten gallons in capacity and shall be supported by wire cables or metal brackets having a factor of safety of four when filled with the heaviest spraying materials used.
- 6.1.7 Pressure feed tanks and other equipment for use in connection with direct spraying under air pressure shall be restricted to tanks of not more than sixty gallons, individual capacity, designed, constructed and approved for this specific purpose by the Board of Stand-

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ards and Appeals. Each tank shall be provided with a safety valve set at a pressure not exceeding eighty pounds. All gravity feed containers and other spraying equipment shall be approved as above.

6.1.8 The installation of all electrical wiring, switches, lighting and all other electrical equipment, and the provisions of these rules against carrying matches or smoking and prohibiting flame or spark-producing devices, shall also apply to storage or mixing rooms.

6.2 Storage of Materials where nitro cellulose products are manufactured.

6.2.1 Storage of spraying, dipping and immersing materials shall be as provided in Rule 6.1.1 through Rule 6.1.3, but in a building in which nitro cellulose products are manufactured, stored or kept the amount shall be not over twenty-five (25) gallons as per Section C19-113.0, subdivision h of the Administrative Code.

6.3 Sprinklers.

6.3.1 Sprinkler heads shall be provided in all spray, dip or immersing spaces and storage rooms and shall be installed in accordance with the Sprinkler Rules of the Board of Standards and Appeals, except in non-sprinklered buildings where sprinkler connection may be made to the house water supply, provided the size of the house water supply line is adequate for the number of sprinkler heads.

6.4 Maintenance of Sprinkler Heads.

6.4.1 Sprinkler heads in spraying, dipping and immersing spaces shall be cleaned at least once a week under the supervision of the person holding the certificate of fitness and a coating of light grease or vaseline shall be applied after each cleaning to prevent the formation of a hard deposit and render the sprinkler useless in case of fire. The use of paper bags or other materials about sprinkler heads is prohibited.

Rule 7. General Requirements.

Notice—Attention is called to the provisions of the Administrative Code as to violations reading as follows:

Section C19-152.0 of the Administrative Code, "Any person who shall wilfully violate or neglect or refuse to comply with any of the provisions of this chapter in addition to any other penalties prescribed by law or ordinance shall, upon conviction, be punished by a fine of not more than \$500 or by imprisonment not exceeding 6 months, or by both such fine and imprisonment."

NOTE:—The principal cause of fires in spray-booth installations are: broken electric lamps and other electrical defects; cleaning the interior of booths, fans and motors with highly flammable solvents; accumulation of deposits in the tubes and vent pipes from neglect in cleaning them frequently; unnecessary accumulation of waste and refuse, smoking and a general lack of cleanliness.

(a) "No Smoking" signs, with letters at least 2 inches in height, shall be posted at entrances to

and in all spray rooms and paint storage rooms or building.

(b) No combustible materials shall be stored or maintained within 15 feet of any spray booth.

(c) All stocks shall be arranged so as not to interfere with the operation of automatic sprinkler heads.

(d) Adequate mechanical or natural ventilation shall be provided.

(e) No open flames or devices creating open flames or arcs shall be maintained within 25 feet of the spray or dipping process.

(f) The premises where painting, dipping or immersing is performed shall be kept clear of empty paint cans, rubbish, paint accumulations and other combustible material.

Rule 8. Existing Spray Booths and Installations.

8.1 These rules shall be retroactive in the following respects:

Rule 1.3.4 Heating of Rooms.

Rule 3.1 Air Exhaust System.

3.2 Air Supply and Mixing.

Rule 4.0 Specifications for Spray Booths, Spray Rooms, Dip and Immersing Rooms, New Drying Equipment, and Material Storage Rooms.

4.1.3 Surfacing of Booths.

4.1.5 Surfacing of metal in Booths.

4.3.2 Maintenance of Ducts.

4.4.6 Method of Induced Draft.

4.5.1 Electrical Equipment.

4.5.2 Electrical Lighting.

Rule 5.1 Certificate of Fitness.

5.2 Smoking, Matches, etc.

5.6 Maintenance of Equipment.

5.7 Cleaning Implements.

5.9 Fire Appliances.

5.10 Accumulation and disposal of waste materials.

5.12 Motor vehicles in booths or rooms.

5.13 Spraying Elevator Cabs.

Rule 6. Material, Storage and Mixing.

Rule 7. General Requirements.

Rule 8.1 Rules 6.1, 6.2, 6.3 and 6.4 may not be applied in fireproof buildings equipped with an approved existing automatic sprinkler system where the general conditions of cleanliness are properly maintained at all times.

Rule 9. Permits and Plans.

Before a permit is issued by the fire commissioner, plans shall be filed with the borough superintendent, stating name, address, floor and space where the painting, dipping or spraying processes or storage room are to be installed. Such plan shall include a complete layout of the proposed installation and shall clearly indicate the location of all exterior wall openings, in premises and adjacent buildings, exists, chimneys, vent openings and proposed processes.

Plans shall be filed with the borough superintendent for storage and mixing rooms. Such plans shall show the complete floor plan of the proposed equipment and the location of the proposed equipment with respect to the storage and mixing rooms, exterior wall openings, in premises and adjacent buildings, exits and all chimneys within 20 feet of storage rooms and vent openings.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 3, 1939, EFFECTIVE IN ACCORDANCE WITH SECTION 666, PARAGRAPH 2, OF THE NEW YORK CITY CHARTER, FEBRUARY 27, 1939, AS AMENDED DECEMBER 4, 1942, EFFECTIVE DECEMBER 28, 1942, AS AMENDED SEPTEMBER 10, 1946, EFFECTIVE OCTOBER 7, 1946 AND AS AMENDED ON FEBRUARY 10, 1948, EFFECTIVE MARCH 8, 1948.

Authority: (835-38-SR)

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connection to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus.

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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JUL 7 1948

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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NOTICE UNIVERSITY OF ILLINOIS

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

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Cal. No. Dept. Premises Affected

521-48-A—H.B.B.—415 Clinton avenue, 237.6 ft. south of Greene avenue (2nd floor); (Block 1961, Lot 20), Borough of Brooklyn, Amendment to Alt. 3479-44.

522-48-BZ—H.B.Q.—93-01 to 93-11 170th street and 170-02 to 170-08 93rd avenue, southeast corner (Block 10219, Lots 1 and 118), Jamaica, Borough of Queens, Alt. 960-48.

523-48-BZ—H.B.Q.—220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens, N.B. 2850-48.

524-48-A—H.B.B.—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 322, Lot 25), Borough of Brooklyn, Alt. 1478-48.

525-48-BZ—H.B.B.—3062 Coney Island avenue (3066 displayed), west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn, N.B. 569-47.

526-48-A—H.B.B.—444 Coney Island avenue, west side, 103 ft. 5½ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn, Alt. 3284-47.

527-48-A—H.B.Bx.—Blocks bounded by East 174th street, Harrod avenue and Bronx River avenue (Blocks 3886, 3887, 3888 and 3889, all Lots), Bronx River Houses, Borough of The Bronx, N.B. 258-266-48, inclusive.

528-48-A—H.B.M.—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street (Block 994, Lot 7), Borough of Manhattan, Amendment to F.P. 658-48.

529-48-BZ—H.B.B.—86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn, N.B. 33-48.

530-48-BZ—H.B.M.—18-24 West 67th street, south side, 150 ft. west of Central Park West and 7-17 West 66th street, north side, 100 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan, Alt. 950-48.

531-48-SA—Gulf Stream Heater (for preheating fuel oil), Appliance.

532-48-SM—American Structural Products Co., 102 Hollow-box Steel Subpurlin (used to support Kaylo Insulating Roof Tile), manufactured by American Structural Products Co., Material.

533-48-A—F.D.—223 West 52nd street and 1671-1677 Broadway, northwest corner (Block 1024, Lot 21), Borough of Manhattan, 43523-LF and Decision.

534-48-A—F.D.—401-435 East 34th street, 34-37 Marginal street, northwest corner, 602-614 1st avenue and 400-432 East 35th street (1st floor); (Block 966, Lots

1-5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26, 27, 30 and 31), Borough of Manhattan, 58149-LC.

535-48-SM—Lustron Steel Joists (steel studs for all metal house), manufactured by Lustron Corp., Material.

536-48-BZ—H.B.B.—848 Manhattan avenue, east side, 287 ft. 8½ in. north of Calyer street (Block 2574, Lot 46), Borough of Brooklyn, Alt. 1056-48.

537-48-BZ—H.B.Q.—133-16 101st avenue, southwest corner of 134th street (Block 9501, Lots 7 and 8), Richmond Hill, Borough of Queens, Alt. 460-48.

538-48-SM—Metalbestos Gas Vent and Flue Pipe, manufactured by Williams-Wallace Co., Material.

539-48-SM—Triumph Hollow Metal Flush and Panel Type Fireproof Doors (¾ hr., 1 hr., 1½ hr., and 3 hr. ratings), manufactured by Triumph Metal Products, Inc., Material.

540-48-A—H.B.M.—502-504 West 30th street, south side, 100 ft. west of 10th avenue (Block 701, Lot 43), Borough of Manhattan, Alt. 350-43.

541-48-A—F.D.—46-04 31st avenue, southeast corner of 46th street (basement, 1st and 2nd floors); (Block 725, Lot 25), Long Island City, Borough of Queens, Decision re 13719-C.

Restored to Docket.

237-47-A—F.D.—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn, 18925-F.

465-21-A—H.B.Q.—36-21 Vernon boulevard, east side, 150.12 ft. north of 37th avenue (1st floor); (Block 355, Lots 7-10, and 30-32 inclusive), Long Island City, Borough of Queens, Misc. F.P. 3685-47.

398-45-BZ—H.B.Q.—209-01 to 209-19 Northern boulevard, north side, from 209th to Corporal Kennedy streets, 43-27 to 43-33 209th street and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens, Alt. 1088-48.

411-47-BZ—H.B.Q.—214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens, N.B. 9699-46.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 15, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 15, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

311-48-BZ—Application, March 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

337-48-BZ—Application, April 14, 1948, under section 7e of the zoning resolution, of Harry Silverman, applicant,

on behalf of Joseph Yannone and Anthony Scavetta, owners, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years; premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

159-48-BZ—Application, February 26, 1948, under sections 7a and 7c of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of A. A. Lexington, Inc., owner, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse; premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

216-48-BZ—Application, March 11, 1948, under sections 7c and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Simbern Holding Corp., owner, to permit in a residence use district, the erection and maintenance of a business building; premises 58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

273-48-BZ—Application, March 29, 1948, under section 7e of the zoning resolution, of Voorhees, Walker, Foley and Smith, applicants, on behalf of Union Square Savings Bank, owner, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank); premises 20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

989-47-BZ—Application, November 14, 1947, under section 7c of the zoning resolution, of Herman Kron, applicant, on behalf of 61-44 Fresh Meadow Road, Inc., owner, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubratorium and auto laundry; premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

414-48-A—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens (Woodside Houses); (under section 36 of General City Law re buildings not facing legal streets).

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

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268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

288-34-BZ—Application of Burke, Morrison & Green, applicants, on behalf of Cross Bay Blvd., Inc., owner, reopened April 6, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

44-35-BZ—Application of Arthur Haaren, applicant, on behalf of Kesbec, Inc., owner (Arthur O. Leuck, lessee), reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

1058-47-BZ—Application, December 11, 1947, under sections 7e and 21 of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Bernedetta Claderone, owner (Anthony Butera, lessee), to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway; premises 670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be

used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

286-48-A—1672 East 233rd street, south side, 193.2 ft. east of Provost avenue (Block 4953, Lots 69, 70 and 71), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 15, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

362-48-A—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

323-48-A—Pier 1, (Prospect Terminal) foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

324-48-A—Pier 2, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

325-48-A—Pier 3, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

314-48-A—167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

320-48-A—1109-1115 (1109 displayed) President street, north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn.

440-48-A—1519-1529 Boardwalk and 1602 West 16th street, northeast corner (Block 7074, part of Lot 20), Borough of Brooklyn.

430-48-A—1735-1737 Pitkin avenue and 96-106 Osborn street, northwest corner (Block 3505, Lot 29), Borough of Brooklyn.

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432-48-A—50 West 112th street, south side, 100 ft. east of Lenox avenue (Block 1595, Lot 65), Borough of Manhattan.

478-48-A—124-02 Ocean Promenade and 119-27 Beach 124th street, northwest corner (Block 764, Lot 44), Belle Harbor, Borough of Queens.

517-48-A—1348-1350 Southern boulevard, east side, 25 ft. south of Jennings street (Block 2980, Lot 30), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 22, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubratory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

104-48-BZ—Application, February 9, 1948, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Corner Realty Corp., owner, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning; premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

103-48-BZ—Application, May 4, 1948, under sections 7c and 21 of the zoning resolution, of William I. Hohaus, applicant, on behalf of Myer 1890 Bottling Co., Inc., owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a

business building, using more than the area permitted and without the required rear yard; premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

802-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of David Koss, owner, reopened June 2, 1948 for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, for a temporary term of years permitting in a residence use district the parking and storage of more than five motor vehicles; premises 219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, east side, 140 ft. south of Edgemere avenue (Block 280, Lot 10), Edgemere, Borough of Queens.

921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

628-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Harry J. Pieper, owner, reopened November 12, 1947, under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one half ton trucks; premises 71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens.

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

706-47-BZ—Application, July 11, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sadie V. Owens, owner, to permit in a business use district the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubratorium, office and motor vehicle repair shop; premises 162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

709-47-BZ—Application, July 22, 1947, under sections 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Eugene Marcus, owner, to permit in a business use, C area district the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted; premises 5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

7-48-BZ—Application, January 6, 1948, under section 21 of the zoning resolution, of Jacob Lubroth, applicant, on behalf of Marchville Realty Corp., owner, to permit in a business use, C area district the extension to an existing building on first floor, using more than the permitted area; premises 35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, north-

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east corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

18-48-BZ—Application, January 2, 1948, under section 7c of the zoning resolution, of Lama and Proskaner, applicants, on behalf of R. T. Realty Corp., owner (Blue Moon Wet Wash Laundry, Inc., lessee), to permit in a business use district the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises; premises 1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn.

115-48-BZ—Application, February 11, 1948, under sections 7e, 7f, 7h and 7i of the zoning resolution, of William H. Altman, applicant, on behalf of Sam Glorit, owner, to permit in a residence and business use district the change in occupancy from private garage for five motor vehicles, gasoline station, office and grease pits, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles; premises 509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn.

342-48-BZ—Application, April 15, 1948, under sections 7e, 7i, 7c and 21 of the zoning resolution, of Wiliam J. Burke, applicant, on behalf of Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee), to permit in a residence and retail use, D area district the extension to existing auto show room using more than the area permitted, and without the required rear yard to be used as an auto show room for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake testing, parts department and office; premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 13 and 50), Floral Park, Borough of Queens.

382-48-BZ—Application, April 28, 1948, under section 7c of the zoning resolution, of Leo Stillman, applicant, on behalf of Arthur Bades and Cecile Nemerson, owners, to permit in a residence and business use district the erection and maintenance of a business building (stores and offices); premises 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16-19), Borough of The Bronx.

925-47-BZ—Application, September 23, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Carmine Riccardone, owner, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five motor vehicles for a term of years; premises 168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens.

926-47-A—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Bedell street).

464-48-A—18-13 Flushing avenue, northeast corner of Seneca avenue (Block 3410, Lot Nos. 140, 145, 190 and 215), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped streets—Seneca and Montrose avenues).

351-48-A—206-210 East 92nd street, south side, 100 ft. east of 3rd avenue and 1639 3rd avenue (cellar-building C-Stockhouse); (Block 1537, Lot 1), Borough of Manhattan.

1464-39-GR—Approval of Inspection Agencies under rules adopted by the Board under Cal. 1139-39-SR—addition of the inspection agency, Neal J. Campbell (reopened May 11, 1948).

229-46-SA—General Electric Automatic Dishwasher Models AE-646, BE-646 and DE-646.

1071-47-SA—Oxweld V-31 Station Dual Shut-off Valve.

1092-47-SM—City Concrete Filled Steel Column.

HARRIS H. MURDOCK, *Chairman*.

JUNE 22, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 22, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

244-48-A—225 King street, southwest corner of Ferris street and 178 Sullivan street, northwest corner of Ferris street (1st floor—Buildings 256 and 257), (Block 553, Lots 1 and 2), Borough of Brooklyn.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

339-48-A—73-39 Woodhaven boulevard, the south side of Metropolitan avenue, 466.99 ft. south of Trotting Course lane (Block 3886, Lot 671), Glendale, Borough of Queens.

419-48-A—56-41 to 56-47 148th street, northeast corner of North Hempstead Turnpike (ground floor); (Block 5175, Lots 1 to 20 incl., Lots 22 to 30 incl. and Lots 32 to 38 incl.), Flushing, Borough of Queens.

187-48-A—27-33 Nassau street and 75 Cedar street, northwest corner (Block 48, Lot 10), Borough of Manhattan.

492-48-A—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway (Block 2919, Lot 35), Borough of The Bronx.

493-48-A—1087-1093 Southern boulevard, west side, 328 ft. north of Westchester avenue (Block 2727, Lots 45-48), Borough of The Bronx.

494-48-A—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor); (Block 2980, Lot 8), Borough of The Bronx.

469-48-A—870-874 5th avenue and 1-3 East 68th street, northeast corner, (Block 1373, Lots 1 and 4), Borough of Manhattan.

798-47-A—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 131, Lot 26), Borough of Brooklyn.

527-48-A—Blocks bounded by East 174th street, Harrod avenue and Bronx River avenue (Blocks 3886, 3887, 3888 and 3889, all Lots), Borough of The Bronx.

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JUNE 29, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 29, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

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949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

370-41-BZ—Application of Lama and Proskauer, applicants, in behalf of Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee), reopened September 9, 1947, under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board); premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubricatorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

36-48-BZ—Application, January 13, 1948, under sections 7e, 7A and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Rabinowitz, owner, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubricatorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection; premises 65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

594-29-BZ—Application of Paul Friedman, applicant, on behalf of Jean Frischling, owner (Murray Frischling, lessee, d/b/a Morey Motors), reopened May 25, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district the extension to existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station); premises 5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

570-37-BZ—Application of Herman Kron, applicant, on behalf of New York Post Graduate School and Hospital, owner (Louis Banks, lessee), reopened November 25, 1947, under section 7h of the zoning resolution, to permit in a residence use district the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn); premises 328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

206-47-BZ—Application, March 6, 1947, under sections 7i and 7e of the zoning resolution, of Joseph A. Dimino, applicant, on behalf of Anthony Coppola, owner, to permit in a local retail use district the erection and maintenance of a gasoline service station for a term of ten years; premises 167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

911-47-BZ—Application, October 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Frank Homelsky, owner, to permit in a residence use district the change in occupancy from garage for more than five motor vehicles to garage for five trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading; premises 474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn.

1055-47-BZ—Application, December 11, 1947, under sections 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Antonio Idones, owner, to permit in a business use district the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop using more than the area permitted; premises 2201 Bedford avenue, east side, 71 ft. 9½ in. south of Church avenue (Block 5104, Lot 10), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

451-48-BZ—Application, May 18, 1948, under sections 7c and 7e of the zoning resolution, of Howard H. Snyder, applicant, on behalf of 906 Corporation, owner, to permit in a residence use district the change in

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occupancy from meeting room (church) to storage; premises 305-313 West 18th street, north side, 100 ft. west of 8th avenue (Block 742, Lots 28-32), Borough of Manhattan.

476-48-BZ—Application, May 21, 1948, under section 7e of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Augusta Goodkin, owner, to permit in a manufacturing use district the change in occupancy from junk shop, stable and storage to carpet cleaning and storage; premises 227 East 148th street, north side, 292.83 ft. east of Park avenue (Block 2337, Lots 52 and 53), Borough of The Bronx.

435-48-BZ—Application, May 5, 1948, under sections 7c and 7f of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of 127 West 49th Street Corp. and Estates of Emanuel Arnstein and George Backer, owners, to permit in a retail 1 use district the reconstruction of existing garage and stores on West 49th street to be used for the storage of more than five motor vehicles on first floor and open air parking on roof, and also to be used in conjunction with existing garage for more than five motor vehicles and stores (previously granted by the Board) on West 50th street, both to be connected by ramps; premises 127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

502-48-A—127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 29, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

398-48-A—140-46 Bascom avenue, south side, 42.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

406-48-A—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

434-48-A—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan.

441-48-A—605-607 West 115th street, north side, 125 ft. west of Broadway (Block 1896, Lot 61), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, July 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1202-21-BZ—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and busi-

ness use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

93-48-BZ—Application, February 5, 1948, under sections 7c and 7i of the zoning resolution, of M. Martin Elkind, applicant, on behalf of K & L Auto Electric Service, owner, to permit in a business use district the extension to existing building on first floor to be used for extension to existing battery and ignition service; premises 49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

132-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guiseppe L. Carulli, owner, to permit in a residence use district the change in occupancy from private stable to store on first floor and two families on second floor; premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

210-48-BZ—Application, March 3, 1948, under section 7a of the zoning resolution, of Harry Hurwit, applicant, on behalf of Lenore Garage, Inc., owner, to permit in a residence use district the extension of existing garage, (first and second floors) and the change in occupancy of third floor from office and storage to storage garage; premises 404-408 East 49th street, south side, 100 ft. east of 1st avenue (Block 1360, Lot 44), Borough of Manhattan.

275-48-BZ—Application, March 29, 1948, under sections 7h and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pauline Hanisch, owner, to permit in a business use district the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced; premises 1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

297-48-BZ—Application, March 31, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Samuel Cohen, owner, to permit in a business use, C area district the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys); premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

322-48-A—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

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393-48-BZ—Application, April 27, 1948, under sections 7c and 7e of the zoning resolution, of Noah N. Sherman, applicant, on behalf of Patricia Realty, Inc., owner, to permit in a residence use district the two story extension to existing factory and office building on vacant lot adjoining existing building; premises 351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

394-48-A—351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

416-48-BZ—Application, May 6, 1948, under sections 7f, 7i and 7a of the zoning resolution, of William Farrell, applicant, on behalf of Carmela D'Agostino, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district; premises 2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

418-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of Alberico Pompa, applicant, on behalf of Triboro Development Corp., owner, to permit in a residence use, D area district the erection of more than one building on a plot; premises 39-08 to 39-14 209th street, west side, 208-08 to 208-16 39th avenue, south side, 39-05 to 39-11 208th street, east side and 208-09 to 208-11 41st avenue, north side (entire block); (Block 6215, Lots 10 and 30), Bayside, Borough of Queens.

420-48-BZ—Application, May 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Douglas Baker, owner, to permit in a residence use district the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office; premises 53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

421-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of William J. Boegel, applicant, on behalf of St. Elizabeth's R. C. Church, owner, to permit in a residence use, B area district the erection and maintenance of a building (school) using more than the area permitted; premises 269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608-614 West 187th street (Block 2166, Lots 66, 67 and 70), Borough of Manhattan.

429-48-BZ—Application, May 12, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Manuel Schultz, owner, to permit in a residence and business use D area district the erection and maintenance of a business building using more than the area permitted; premises 124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

716-47-SA—Red Wing Oil Burner, Model D.

350-48-SA—Red Wing Oil Burner, Model E.

359-48-SM—Armstrong's Mineral Wool Board (Insulation for refrigerated rooms, equipment and ducts).

360-48-SM—Armstrong's Monowall (interior ceiling and wall finish).

361-48-SM—Armstrong's Insulated Siding (exterior siding and insulation).

389-48-SM—Armstrong's Temlock, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

411-47-BZ—Application of Reginald S. Hardy, applicant, on behalf of Mark A. Beathan, owner, reopened June 8, 1948, for consideration as to amendment of resolution as to length of term of variance—application previously granted on condition under section 7e of the zoning resolution for a temporary term of five years permitting in a residence use district the erection of a business building to be used as an office (request for reopening and amendment previously dismissed for lack of prosecution, February 3, 1948); premises 214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

1077-47-A—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—re proposed widening of 44th avenue).

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

452-48-A—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11 and 17 to 24 incl. and 52 to 55 incl.), Borough of Brooklyn.

518-48-A—32-03 214th street, east side, 467.94 ft. north of 33rd avenue and 214-02 32nd avenue (Block 6065, Lot 24), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—32nd avenue).

556-48-A—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond (under section 36, General City Law, re building not fronting on legal street).

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 8, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 18, 1948, were approved, as printed in the Bulletin of May 25, 1948, Vol. 33, No. 21.

ZONING APPLICATIONS

243-27-BZ

APPLICANT—Henry Nordheim, for James J. Gilhuly, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted.

PREMISES AFFECTED—3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lot 48-55, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim and J. J. Gilhuly.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for further consideration after applicant obtains estimates for rock removal from premises.

370-41-BZ

APPLICANT—Lama and Proskauer, for Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee).

SUBJECT—Application reopened September 9, 1947—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. A. Lama and F. A. Beck.

For Opposition: J. G. Abbate, J. Bernabo and Gussie Emansky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for inspection by a committee of the Board and decision by the Board without further argument.

1086-46-BZ

APPLICANT—Leonard A. Swarthe, for A. H. Karsten, Inc., owner.

SUBJECT—Application reopened December 2, 1947—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for

more than five motor vehicles, milk distribution station, refrigeration and stock rooms.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

APPEARANCES—

For Applicant: L. A. Swarthe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948 at 10 A.M. for further consideration after applicant obtains new decision of borough superintendent and files a plan showing enclosure of ramp down to the cellar; also to file letter stating how gasoline pumps were permitted to be installed outside the building.

312-47-BZ

APPLICANT—Samuel Rosenblum, for Abraham L. Dorgin, owner (Frank W. Banfield, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Frank W. Banfield.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for inspection by a committee of the Board and decision by the Board without further argument.

712-47-BZ

APPLICANT—Lama and Proskauer, for L & G Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. A. Lama, H. Phillips and L. Phillips.

For Opposition: G. Hensen, H. Tatja, N. D'Amato, S. S. Goodman and A. M. Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for inspection by a committee of the Board and decision by the Board; hearing closed; applicant to furnish record from the Board of Transportation as to the circumstances of its sale of the gas station including the sale of the trolley right-of-way and what permits are outstanding to permit the extended gas station to be used as a gas station for parking.

MINUTES

989-47-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubricatorium and auto laundry.

PREMISES AFFECTED—62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948 at 10 A.M. at request of applicant.

1064-47-BZ

APPLICANT—Jacob L. Sherwood, for Rochambeau Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office lubricatory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Jacob L. Sherwood.

For Opposition: Ann Lamb and Lucy Guterman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948 at 10 A.M. for further consideration.

36-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Rabowitz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubricatorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: A. A. Lama and M. Robbins.

For Opposition: P. Liwiemer, E. Marks, J. J. McKenna, E. J. Byrnes, R. Smith, M. E. Henry, E. Magmen and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for inspection by a committee of the Board and decision by the Board without further argument.

104-48-BZ

APPLICANT—Max Wechsler of Wechsler and Schimmenti, for Corner Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution,

to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: Frank J. Pino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948 at 10 A.M. for further consideration after applicant files revised plans showing correct conditions.

155-48-BZ

APPLICANT—James E. Casale, for Beatrice D. Maroney, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Dowling and J. E. Casale.

For Opposition: T. E. Huser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948 at 10 A.M. for further consideration after applicant files revised plans; hearing closed.

403-48-BZ

APPLICANT—William I. Hohauser, for Myer 1890 Bottling Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948 at 10 A.M. at request of applicant's representative.

86-48-BZ

APPLICANT—Henry George Greene, for N. Meltzer, Inc., owner (Morris Cohen, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of existing parking and storage of more than five motor vehicles, to include cellar of existing garage.

PREMISES AFFECTED—156-158 East 105th street, south side, 95 ft. east of Lexington avenue (Block 1632, Lot 48), Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Greene and Morris Cohen.

For Opposition: C. S. Majorani.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

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THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

552-25-BZ

APPLICANT—Sarsfield J. Sheridan, for 3604 Broadway Realty Corp., owner.

SUBJECT—Application reopened September 23, 1947—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop.

PREMISES AFFECTED—5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

APPEARANCES—

For Applicant: Sarsfield J. Sheridan.

For Opposition: A. C. Goldberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee 3
Negative: Chairman Murdock 1

THE RESOLUTION (552-25-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles, and also to permit same to be of non-fireproof construction, affecting premises east side of Broadway, 224 ft. north of 231st street, Borough of The Bronx, was granted by the Board on November 17, 1925, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to an existing garage for more than five (5) motor vehicles to be used as a motor vehicle repair shop, affecting premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on September 23, 1947 subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 27, 1948, after due notice by publication in the Bulletin; and laid over to May 25, 1948, then to June 8, 1948 for inspection by a committee of the Board and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway, West 231st street and the site are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated July 11, 1947 on amendment to Alt. Applic. 415-47 reads:

"1. Proposed addition to building is contrary to Board of Standards and Appeals Resolution 552-25-BZ.

"2. Proposed motor vehicle repair shop, in a Business Use District, is contrary to Article 2, Section 4 (29) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 31 ft. frontage by 222.7 ft. in depth, irregular, on which is located a building 97.7 ft. by 222.35 ft. in area, one story, 15 ft. in height, of class 1 construction, presently used as a garage for more than five motor vehicles; that it is proposed to erect a one story building 25 ft. by 48 ft. between the front of the garage and the rear of the Broadway lots at the north end of the building at cellar level of garage

(court), of class 1 construction, to be used as a motor vehicle repair shop; and

WHEREAS, the applicant contends that it is requested that a variance be granted due to the fact that the property is in a business district, erected in connection with the present public garage, on an interior lot adjacent to a steam railroad; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7i thereof, to permit an extension of the existing building as proposed and indicated on plans filed with this application, marked "Received August 8, 1947" (2 sheets) and "March 15, 1948" (3 sheets), on condition that the extension shall not be increased beyond the area shown thereon and in all other respects shall comply with all laws, rules and regulations applicable thereto and shall be used only for minor repairing, as proposed, done with hand tools only; that such portable fire-fighting appliances shall be installed in such extension as the fire commissioner shall direct; that all permits required shall be obtained and all work completed within one year from the date of this resolution and that in all other respects the resolution as adopted November 17, 1925 shall be complied with.

1129-39-BZ

APPLICANT—Benjamin H. Whitestone, for 900 Southern Boulevard Corporation, owner, (Abraham Helman and Isidor Lubin, lessee).

SUBJECT—Application reopened October 2, 1945—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of part of existing business building (stores, previously granted by the Board) to motor vehicle repair shop.

PREMISES AFFECTED—900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Sankin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1129-39-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district, the conversion of occupancy of part of an existing building (stores) to a motor vehicle repair shop for a temporary term of two years, affecting premises 900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx, was granted by the Board on February 11, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on March 30, 1943; and

WHEREAS, the applicant requested reopening of this application under section 7i of the zoning resolution, to permit in a business use district the conversion of occupancy of part of existing business building (stores) to motor vehicle repair shop; and

WHEREAS, this case was reopened by vote of the Board on October 2, 1945, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin;

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tin, and laid over to June 8, 1948 for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Southern boulevard is in a business use, B area and Class 1½ height district; Barretto street is in business and unrestricted use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 23, 1945, re Alt. Applic. 482-45, reads:

"1. The change in use from stores to motor vehicle repair shop in a Business district is contrary to Section 4(a) Subdiv. 29 Bldg. Zone Res."

and

WHEREAS, the applicant states that premises consist of a plot 100 ft. front by 100 ft. in depth on which is located a building occupying entire plot, one story 16 ft. in height of Class 3 construction, presently used as six stores, store 1, 4 and 5 as motor vehicle repair shops; and

WHEREAS, the applicant contends that the sites covered herein are located in a neighborhood that has undergone extensive changes in recent years; that Southern boulevard for many blocks including site herein has come to be known as "Automobile Row"; that there are innumerable service stations, repair shops, accessory stores and garages along Southern boulevard and on same street with subject site at intersection of 163rd street is an open-air gasoline station and immediately adjoining the corner is a large salesroom and adjoining that a garage and repair shop; that originally the character of the neighborhood was such as to prohibit the uses sought herein, but since the various changes have taken place over a period of time, the business conducted by the lessees represented by the application are no more objectionable than other businesses conducted in the vicinity; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and upon such inspection it was found that the repair work within the spaces covered by the application is now being carried on without proper permits; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof, to permit motor vehicle repairing as proposed within the existing stores, numbered 1, 4 and 5, as shown on plans marked "Received March 2, 1948," (one sheet) that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in addition to the motor vehicle painting carried on, repair work shall be by hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

309-40-BZ

APPLICANT—Lama and Proskauer, for Dominick Salzone, owner.

SUBJECT—Application reopened November 5, 1947—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard (previously granted on condition for parking and storage for two years).

PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Dominick Salzone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (309-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn, was granted by the Board on February 11, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 25, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7e and 21 of the zoning resolution, to permit in a residence use C area district, the erection and maintenance of a public garage for more than five (5) motor vehicles, using more than the area permitted, and without the required rear yard; and

WHEREAS, this case was reopened by vote of the Board on November 5, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Henry street is in a business use, C area, class 1 height district; Carroll street is in residence and business use, C area, class 1 height districts; the site is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated September 5, 1947 on N.B. Applic. 1001-47 reads:

- "1. Proposed garage for more than five (5) motor vehicles in a Residence use district is contrary to Art. II, Sec. 3, of the Zoning Resolution.
2. Proposed structure to occupy more than 60% of the area of the lot in C area district is contrary to Art. IV, Sec. 13 of the Zoning Resolution.
3. Provide a rear yard to comply with Art. IV, Sec. 17 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, presently used for the parking and storage of more than five motor vehicles; that it is proposed to erect a building to cover the entire lot, one story, 13 ft. in height, of class 3 construction, to be used as a public garage for more than five motor vehicles; and

WHEREAS, the applicant contends that the adjoining structure block 349, lot 34 is a public garage and gasoline service station owned and operated by the same owner; that block 349, lot 31 and 26 is a public garage; that these garages were erected prior to the enactment of the zoning law; that the garage to the west occupies 90% of the area of the plot, the garage to the east occupies 100% coverage; that buildings facing President street have large rear yards; and

WHEREAS, the applicant changed the basis of the application from section 7, subdivision f to section 7, subdivision e; and

WHEREAS, the premises are now subject to a variance granted by the Board to permit the parking and storage for a term of two years, expiring March 25, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution and that the applicant had substantiated a basis of appeal under section 21 and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does

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hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e as to use and section 21 as to extension of area, to permit the premises to be constructed as proposed and indicated on plans filed with this application, marked "Received October 7, 1947" (3 sheets), *on condition* that the building shall not be increased in height or area; that there shall be no windows constructed in the walls at the rear to the north or to the east; that the building shall be used only for the storage of more than five motor vehicles; that no motor vehicle repairing shall be carried on; that one accessory gasoline tank and pump may be constructed within the building as proposed as an accessory use only; that there shall be no sale of gasoline to passing motor vehicles; that such gasoline storage shall be only for servicing cars stored within the garage; that no openings shall be constructed between this building and that adjoining to the west under the same ownership; that no sign shall be erected on the premises except a neat sign, not exceeding 15 sq. ft., erected over or adjoining the main entrance; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the fire commissioner shall require; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

548-47-BZ

APPLICANT—Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened March 23, 1948—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall), using more than the area permitted.

PREMISES AFFECTED—1387-1395 Ocean avenue and 2001-2013 Avenue I, northeast corner (Block 7566, Lots 6, 9 and 10,) Borough of Brooklyn.

APPEARANCES—

For Applicant: S. Gardstein and H. B. Bercow.

For Opposition: S. Gilman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (548-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district the erection of a building using more than the area permitted and without the required rear yard, affecting premises 1387 to 1395 Ocean avenue and 2001 to 2013 Avenue I, northeast corner (Block 7666, Lot 6, 9, and 10), Borough of Brooklyn, was denied by the Board on February 17, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a building (synagogue, school and social hall) using more than the area permitted; and

WHEREAS, this application was reopened by vote of the Board on March 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 4, 1948, after due notice by publication in the Bulletin and laid over to June 8, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Ocean avenue, and the site are in a residence use, C area, class 1¼ height district; Avenue I is in a residence use, C and E area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated March 8, 1948 on N.B. Applic. 572-47 reads:

"1. The area of the proposed structure exceeds that permitted by the Zoning Res., Art. IV, Sect. 13-b." and

WHEREAS, the applicant states that the premises consist of a plot, 90 ft. frontage by 110 ft. in depth, on which is located a one family dwelling, which is to be demolished; that it is proposed to erect a building 80 ft. front by 105 ft. in depth, two and three stories, 48 ft. and 50 ft. in height, of class 1 construction, to be used as a synagogue, school and social hall; and

WHEREAS, the applicant contends that the Progressive Synagogue was chartered in 1920 and is now located at 1515 46th street, Brooklyn, occupying a very old frame building on a 42 ft. by 100 ft. interior plot; that this building cannot be enlarged; that with the growth of the Congregation, the present quarters have become entirely inadequate for the worshippers, the school and the other activities in connection with its religious work; that for the past 3 years overflow services have been conducted in the Elite Club Building at 1280 Ocean avenue in the immediate vicinity of the proposed synagogue; that this is a very costly and inconvenient arrangement; that to accommodate its ever growing membership and to properly function in all its religious activity, the Congregation purchased this site by contract dated April 18, 1944 and deed dated June 3, 1944 at which time it was advised that the proposed structure could occupy 100% of the site area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board on two occasions and the committee recommended that the application be granted on the basis of the revised plans; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, to permit extension of area as proposed and as indicated on revised plans, marked "Received March 31, 1948" (7 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a substantial wrought iron fence shall be maintained on the rear lot lines where walls of adjoining buildings do not occur and that the spaces left unbuilt upon shall be properly landscaped; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

865-47-BZ

APPLICANT—Louis Langholtz, for Emanuel Welkowitz and Carl Starishefsky, d/b/a Avenue C Delivery Services, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of five trucks, for a term of years.

PREMISES AFFECTED—750 East 6th street, south side, 111 ft. west of Avenue D (Block 375, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin F. Gulinazzo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings..

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee 2

Negative: Chairman Murdock and Commissioner Blum 2

THE RESOLUTION (865-47-BZ)

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WHEREAS, Louis Langholtz, for Emanuel Welkowitz and Carl Starishefsky, d/b/a Avenue C Delivery Service, owners, filed October 7, 1947, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking of five (5) trucks for a term of years, affecting premises 750 East 6th street, south side, 111 ft. west of Avenue D, (Block 375, Lot 34), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over to June 8, 1948 for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 6th is in residence and retail use, D area and Class 1 height districts; Avenue D is in a retail use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 2, 1947, re Alt. Applic. 1165-47, reads:

"2. The parking of motor vehicles on a lot as indicated in a residence district is contrary to Sec. 3 Zoning Res."

and.

WHEREAS, the applicant states that the premises consist of a plot 22.5 ft. front by 97 ft., 05/8 in. in depth, presently vacant; that it is proposed to use vacant plot for the storage of five (5) trucks of owner; no fee to be charged; and

WHEREAS, the applicant contends that there are insufficient parking facilities in this neighborhood and all lots and garages are crowded; that the owners, who are truckers are unable to obtain any parking space, which necessitates parking their trucks in the street, thus creating an awkward condition because of the extreme overcrowdedness of the neighborhood; that at present, especially on the lower east side, it will be found that most car owners are compelled to park their cars on the street; that in addition, the neighborhood is composed of junk shops and push cart stables and laundries and it should not create any hardship for the granting of this variance; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1070-47-BZ

APPLICANT—Lama and Proskauer, for Josephine Stock, owner. (Arthur W. Sollic, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from auto body painting, to auto body painting, body and fender repair work, welding and spraying.

PREMISES AFFECTED—389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1070-47-BZ)

WHEREAS, Lama and Proskauer for Josephine Stock, owner (Arthur W. Sollic, lessee), filed December 9, 1947 and application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy

from auto body painting to auto body painting, body and fender repair work, welding and spraying, affecting premises 389 to 391 4th avenue, and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over to June 8, 1948, for inspection and decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that 4th avenue is in business and unrestricted use, B area, class 1½ height districts; 6th street and the site are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated November 25, 1947 on Alt. Applic. 4268-47 reads:

"1. Change of occupancy from Auto Body Painting to Auto Body Painting, Body and Fender Work, Welding & Spraying within a business use district is contrary to Art. 2, Sect. 4a-4 & Art. 2 Sect. 4a-29 of the Zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 97 ft. 10½ in. in depth on which is located a building covering the entire plot, one story, 15 ft. in height, of class 3 construction, presently used as auto body painting, body and fender repairs, welding and spraying; that it is proposed to use the site for auto body painting, body and fender repair work, welding and spraying; and

WHEREAS, the applicant contends that this entire area has many non-conforming uses most of which are on the westerly side of 4th avenue which is zoned unrestricted; that on the easterly side, block 984, lot 1 is improved with a public garage; block 987, lot 1 is improved with a gasoline service station and a milk depot; block 993, lot 10 is improved with a one story garage; and

WHEREAS, the applicant changed the basis of his application from section 7c to section 7i of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which noted that the repair work has been carried on for some time, although without permit therefor; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof, to permit the motor vehicle repairing in addition to the present use of body painting, welding and spraying, *on condition* that all work shall be done within the building; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or area; that no windows or other openings shall be installed on the south or east and no additional roof skylights installed; that no additional sign shall be erected on the building and all existing signs shall have proper permits for the maintenance thereof; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the resolution insofar as it applies as adopted by the Board March 31, 1925, under Cal. 1439-24-BZ; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall require; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

88-48-BZ

APPLICANT—Newman and Bisco, for Elsie Edelmam, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution,

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to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than is permitted and using more than the area of lot permitted for the dwelling and private garage.

PREMISES AFFECTED—484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: G. S. Wallen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (88-48-BZ)

WHEREAS, Newman and Bisco, for Elsie Edelmann, owner, filed February 2, 1948, an application under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection of a building (private garage) nearer to lot lines than permitted and using more than permitted area of the lot for the dwelling and private garage, affecting premises 484 East 16th street, west side, 114.48 ft. north of Ditmas avenue (Block 5179, Lot 37), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over to June 8, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 16th street is in a residence use, G area and Class 1¼ height district; Ditmas avenue is in a residence use, E and G area and Class 1¼ height district; and the site is in a residence use, G area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 23, 1948, re N.B. Applic. 1583-47, reads:

"1. Proposed one story brick garage to be erected within 10 feet of the lot lines in a 'G' area district is in violation of Art. 4, Sec. 16-B (c) of the Zoning Resolution.

"2. Occupied area of proposed garage and the dwelling on the lot exceeds 35% of the area of the lot and is in violation of Art. 4, Sec. 16-B (e) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 55 ft. front by 75 ft. in depth on which it is proposed to erect a building 12 ft. by 21 ft., one story 8 ft. in height, of Class 3 construction, to be used as a garage accessory to dwelling; and

WHEREAS, the applicant contends subject property along the rear line abuts the property of the Brighton Beach subway, now belonging to the City of New York, which rear line as laid out runs parallel to East 16th street and distant only 75 ft. therefrom, thereby limiting the depth of subject property and that of other owners on the east side of East 16th street to 75 feet, instead of the normal depth of 100 feet; that except for such limitation in depth of subject property thereby caused, its 55 ft. width would be sufficient in area to permit the erection of the contemplated garage within the provisions of Section 16B of the Zoning Ordinances; that these special and unusual conditions, together with the inclusion of the property in a G district area, impose an undue and unnecessary hardship on the applicant; that most of the owners of property between East 16th street and the railroad right-of-way built garages or acquired their properties with garages built thereon prior to the enactment of the zoning laws as now existing or to the inclusion of the properties in a G district; that all these properties within a distance of 400 feet in

either direction from subject site have private garages except six; that only one property on west side of East 16th street within 400 ft. area of subject site does not have a private garage; that since the rear line of applicant's property abuts the subway property, the erection of the proposed garage along said rear line does not violate the purposes for which limitations were imposed under Section 16B, requiring a garage to be 5 feet inside of the rear and one side line; that the railroad property is an open cut, a considerable distance below the level of subject site and no garage or other building is or can be erected thereon adjacent to this proposed garage; that under such special circumstances, likewise, the garage should be permissible along only 21 ft. of the northerly line; that a private garage is essential in this area as there are no public garages within ten blocks of site except two public garages at 1408 and 1425 Newkirk avenue, more than 1400 feet from said site; that said public garages are filled and no space is available; that the proposed garage will be in keeping with the dwelling of applicant and other dwellings in the vicinity and will in no way be detrimental to their appearance or value; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 thereof, to permit the proposed accessory garage to be constructed and located substantially as proposed and indicated on plans filed with this application, marked "Received February 2, 1948" (2 sheets), on condition that the garage shall not be placed nearer to the side lot line than 3 feet; that a curb cut permit shall be obtained for the curb cut to East 16th street, not exceeding 10 feet in width; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one year.

142-48-BZ

APPLICANT—Paul Friedman, for George and Eli Goldberg, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles and the erection of an office, for a term of two years.

PREMISES AFFECTED—118-60 Metropolitan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: B. I. Kamen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (142-48-BZ)

WHEREAS, Paul Friedman, for George and Eli Goldberg, owners, filed February 13, 1948, an application under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles, and the erection of an office for a period of two (2) years, affecting premises 118-160 Metro-

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politan avenue, south side, 180.16 ft. west of Lefferts boulevard (Block 3322, Lot 25), Kew Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin, and laid over to June 8, 1948 for applicant to file revised plans and to obtain a permit as to the business portion; and

WHEREAS, the district maps accompanying the zoning resolution show that Metropolitan avenue is in a business use, D area and Class 1¼ height district; Lefferts boulevard is in residence and business use, D area and Class 1¼ height districts; the site is in residence and business use, D area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 14, 1948, re N.B. Applic. 7363-47, reads:

"1. The parking and storage of more than five motor vehicles and the erection of an office in a business district extending partly in a residence district is contrary to Art. II, Sec. 3, and 4 (15) of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 282.23 ft. in depth (irregular), presently vacant (partially excavated); that it is proposed to erect a building 11 ft., 8 in. by 11 ft., 8 in., one story 8 ft. 6 in. in height of Class 3 construction to be used as an office for proposed parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the proposed use will benefit the residents of the neighborhood by providing off-street parking and storage facilities until such time as construction costs warrant the construction of public garages in the neighborhood; that the proposed grant will not adversely affect the property owners because the substitution of an orderly, well-regulated lot serving a useful community purpose, in place of the existing disorderly, unregulated lot serving no purpose at all, would improve the appearance of the neighborhood; and

WHEREAS, the applicant at a previous hearing withdrew that portion of his application which referred to the proposed parking and storage within the business use area, in view of the action of the Board of Estimate on May 13, 1948; and

WHEREAS, the applicant has amended his application to bring it under section 7h instead of section 7c of the zoning resolution as previously amended at the hearing, as originally stated on his application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h for a term of two years, to permit the portion of the premises within the residence use district where excavated as indicated on revised plan, marked "Received June 8, 1948," to be occupied for the parking and storage of more than five motor vehicles, on condition that only pleasure-car type cars shall be so parked or stored; that fencing shall be maintained at the bottom of the slope of the excavation more or less parallel to the interior lot lines; that the flat portion excavated below grade shall be properly surfaced and treated with a binder and graded so as to provide surface drainage in a manner satisfactory to the borough superintendent; that a driveway ramp for entrance and exit may be constructed across the business portion to reach the portion in the residence district, as herein permitted to be occupied for parking and storage; that this variance is granted on the understanding that a permit will be obtained for similar use within the business use portion or such part thereof as is available without additional fill; that any building erected for shelter and office for the attendant may be erected within the residence portion, pending such time as the building is located within the business use portion;

that such building shall not exceed 100 sq. ft. in area and one story in height; that any signs erected shall be limited to the advertising of the parking and storage use, the rates charged and such information as may be required by the commissioner of licenses; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that any illumination shall be on pipe standards not over 10 ft. in height, fitted with metallic reflectors and lights so arranged as to reflect toward the center of the premises and away from the adjoining occupancies; that in all other respects all laws and rules applicable shall be complied with other than as modified by the Board under Cal. 400-48-A; and that all permits required shall be obtained and all work completed within three months from the date of this resolution.

343-48-BZ

APPLICANT—Ludwig P. Bono, for 1412 Webster Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7c of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five motor vehicles (trucks) and for the storage of plumbing parts.

PREMISES AFFECTED—1410 Webster avenue, east side, 50.16 ft. south of St. Pauls place (Block 2896, part of Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono and Jos. Rezok.

For Opposition: Mrs. Rose M. Gregario.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (343-48-BZ)

WHEREAS, Ludwig P. Bono for 1412 Webster Avenue, Corporation, owner, filed April 15, 1948, an application under sections 7e and 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a storage garage for more than five (5) motor vehicles (trucks) and for the storage of plumbing parts, affecting premises 1410 Webster avenue, east side, 50.16 ft. south of St. Pauls place (Block 2896, part of Lot 5), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that St. Pauls place, Webster avenue and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1948, re N.B. Applic. 133-48, reads:

"1. The proposed use of this building is for a storage garage with 550 gallon gasoline tank and pump and also storage of plumbing parts.

The use of the building for storage garage for more than five (5) cars in a business district is contrary to Para. 4(15) of Art. II of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 90 ft. in depth, on which is located a building 25 ft. front by 80 ft. in depth, 2 stories, 24 ft. 10 in. in height of Class 3 construction, presently vacant (formerly used as a synagogue); that it is proposed to erect a building on the unbuilt on portion of lot 75 ft. front by 90 ft. in depth, one story, 16 ft. 1 in. in height, or Class 3 construction, to be used as a garage for the storage of more than five motor trucks (owners) and for the storage of plumbing parts; and

MINUTES

WHEREAS, the applicant contends that the lot contains on the northerly 25 ft. portion a synagogue which was purchased with the lot; that originally it was a loft building and later converted into a synagogue, which gradually became deserted by the exodus of population and the influx of business along Webster avenue; that this structure now vacant, will eventually be used for manufacturing purposes; that the owner's present quarters are situated about a block away on Brook avenue which is a narrow street, residential in character and remote from traffic lanes; that their space is inadequate and offers no physical or legal possibility of expansion; that the owner started and developed his business in this section and after months of unsuccessful search for reasonable rental space all over the city was forced to invest his financial resources and incur heavy obligations in order to purchase this property and develop it; that Webster avenue, extending north and south for several miles is one of the main arteries for truck traffic to and from New York City; that this particular section has trolley cars while farther north there is the elevated structure; that the few remaining dwellings are gradually being superseded by business and manufacturing establishments; that there are in this neighborhood stores, offices, taverns and various manufacturing establishments; that in addition, within the legal distance to these premises there are several non-conforming uses, such as in Block 2887, Lot 151 (garage repair shop and body repairs), Lot 129 (car repair shop) and Block 2893, Lot 62 (garage for storage of more than five cars); that the function of the proposed building will consist of storage of 6 to 8 fuel oil trucks used by the owner and storage of plumbing pipes and fittings; that no plumbing or truck repairs will take place in the structure; that the gasoline pump with the 550 gallon gas tank will be for the exclusive use of the owner's trucks; that this business will be open 8 hours a day, Monday thru Saturday, with trucks leaving early and returning at the end of the day during the active period; that in the summer when the oil demand is at a minimum only 1 or 2 trucks will be used; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7f thereof, to permit the garage for more than five (5) motor vehicles as proposed and as indicated on plans filed with this application marked "Received April 15, 1948," two sheets, and marked "Received May 17, 1948," one sheet, showing the adjoining building under the same ownership, formerly occupied as a synagogue and to be occupied as a factory building, *on condition* that the building shall not be increased in height or area; that there shall be no windows constructed on the rear or side lot line walls; that any skylights erected shall be not nearer than 25 ft. to the rear lot line; that the building may also be occupied for the storage of plumbing materials as proposed; that a gasoline system may be installed in the building as an accessory use only consisting of one 550 gallon storage tank and one pump located within the building as shown; that an approved type oil separator shall be installed as proposed; that no sign advertising the gasoline shall be installed on the exterior of the building and no gasoline shall be sold to passing motor vehicles; that the gasoline shall be used solely for the servicing of the owner's trucks stored within the building; that no trucks shall be permitted to be stored within the building containing fuel oil; that all connections with the adjoining building formerly used as a synagogue shall be bricked up with approved masonry; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

355-48-BZ

APPLICANT—Harry Hurwit, for Alfred H. Adler, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from heretofore converted class "B" multiple dwelling to heretofore converted class "B" multiple dwelling and store (in basement).

PREMISES AFFECTED—209 West 78th street, north side, 123 ft. west of Amsterdam avenue (Block 1170, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit, Alfred H. Adler and Milton Adler.

For Opposition: M. Francis Snowbler and Robert Thomas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (355-48-BZ)

WHEREAS, Harry Hurwit, for Alfred H. Adler, owner, filed April 19, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from heretofore converted Class "B" multiple dwelling to heretofore converted Class "B" dwelling and store (in basement), affecting premises 209 West 78th street, north side, 123 feet west of Amsterdam avenue (Block 1170, Lot 27), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Amsterdam avenue is in a business use, B area and Class 1½ height district; West 78th street is in residence and business use, B area and Class 1½ height districts; and the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 24, 1948, re Alt. Applic. 468-48, reads:

"A1. The proposed store at front at the basement story is contrary to Art. 2, Sec. 3 of the Zoning Resolution of the City of New York.

Note. Above building is in a Residence District." and

WHEREAS, the applicant states that the premises consist of a plot 20 ft. front by 102 ft. 2 in. in depth on which is located a building 20 ft. front by 63 ft. in depth, 3 stories and basement, 40 ft. in height, of Class 3 construction; that it is proposed to continue the use of the basement as a store (antique shop); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated March 24, 1948 on Alt. Applic. 468-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

391-48-BZ

APPLICANT—Howard H. Snyder, for Hotel Taft Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

MINUTES

PREMISES AFFECTED—30 East End avenue and 534 East 81st street, southwest corner (Block 1577, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: Lewis Herman, Fred Liese, Sol A. Herzog, John W. Creedon, Anna A. Signow and Samuel Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee 2

Negative: Chairman Murdock and Commissioner Blum 2

THE RESOLUTION (391-48-BZ)

WHEREAS, Howard H. Snyder for Hotel Taft Corporation, owner, filed April 22, 1948, an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five (5) motor vehicles, affecting premises 30 East End avenue and 534 East 81st street, southwest corner (Block 1577, Lot 27), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East End avenue, East 81st street and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 23, 1948, re Alt. Applic. 472-48, reads:

"1. The storage or parking of motor vehicles for commercial purposes in a residence use district, is not permitted by Sec. 3, Zoning resolution.

2. Automobile storage, if of garage occupancy is not permitted near a school or hospital as limited by Sec. 21-A zoning resolution.

NOTE: Court decisions have placed some types of car storage on vacant lot within garage category."

WHEREAS, the applicant states that the premises consist of a plot 223 ft. front by 102 ft. 2 in. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; that it is also proposed to erect a shelter for the watchman, 8 ft. by 8 ft., one story in height; and

WHEREAS, the applicant contends that a parking lot is needed in this area, and will help to keep the parked cars off the streets and surrounded as this property is, it should not affect the neighboring property adversely for a temporary period; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7h of the zoning resolution.

Resolved, that the decision of the borough superintendent dated March 23, 1948 on Alt. Applic. 472-48 be and it hereby is affirmed and the application be and it hereby is denied.

413-48-BZ

APPLICANT—New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence, business and unrestricted use district the erection of more than one building on a lot.

PREMISES AFFECTED—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue); (Woodside Houses):

(Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: L. S. Joseph and Joseph B. Kleer.

For Opposition: Nicholas Malandre.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (413-48-BZ)

WHEREAS, New York City Housing Authority, owner, filed May 5, 1948, an application under section 21 of the zoning resolution, to permit in a residence, business and unrestricted use district, the erection of more than one building on a lot, affecting premises: block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue) (Blocks 736, 738, 749, 750, 751, all lots), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Newtown road is in an unrestricted use, B area and Class 1½ height district; 49th street is in residence, business and unrestricted use, B area and Class 1¼ and 1½ height districts; 31st street is in residence and business use, B area and Class 1¼ height districts; 51st street is in residence, business and unrestricted use, B area and Class 1½ height districts; Northern boulevard is in an unrestricted use, A and B area and Class 1½ height district; 50th street is in residence, business and unrestricted use, B area and Class 1¼ height districts; Hobart street is in residence, business and unrestricted use, B area and Class 1½ height districts; and the site is in residence, business and unrestricted use, B area and Class 1¼ and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1948, re N.B. Applic. 7196 to 7203-47, inclusive, reads:

"1M. More than one building on a lot is contrary to Art. 1, Sect. IV of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 832 ft. front on Newton Road, 509.67 and 960 ft. front on 51st street, 698.54 ft. front on 31st avenue, 931.34 ft. front on 49th street and 927.14 and 876.80 ft. front on Broadway—all presently vacant; that it is proposed to erect 20 six-story Class A multiple dwellings of Class 1 construction; that the area of the plot is 914,514 sq. ft. and the area of proposed buildings will be 183,166 sq. ft. or approximately 20% of area of plot; and

WHEREAS, the applicant contends that a study of the lot plan filed herewith will show the disposition of buildings on property, also the amount of paved and landscaped area; that the boiler room for the entire project is located in Building #8 and contemplates the use of oil as fuel; that provision has been made for the possible use of coal in which case ashes will be brought to the extension roof of the boiler room in cans and kept there for the usual pick-up by the Department of Sanitation; that garbage disposal will be taken care of by incinerators placed in each building; that the entire project will be under the control and supervision of the New York City Housing Authority who will see that the property is maintained in an orderly and sanitary condition; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area dis-

MINUTES

strict requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, *on condition* that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 414-48-A; that the buildings shall be arranged substantially as indicated on plans filed with this application marked "Received May 5, 1948," two sheets.

APPEALS FROM ADMINISTRATIVE DECISIONS

41-48-A

APPLICANT—The Proctor & Gamble Mfg. Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—241 Western avenue, east side, 2400 ft. south of Richmond Terrace (Block 1338, Lot 1), Port Ivory, Borough of Richmond.

APPEARANCES—

For Applicant: S. W. Blackett and C. A. Pearson.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to June 15, 1948, at 10 A.M., for decision by the Board.

414-48-A

APPLICANT—New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Newtown road, 49th street, 31st avenue and Northern boulevard (super block bounded by Broadway, 51st street, 48th street and 31st avenue) (buildings 5, 7, 8, 9 and 10); (Blocks 736, 738, 749, 750 and 751, all lots), Woodside, Borough of Queens (Woodside Houses); (under section 36, General City Law re buildings not facing legal street).

APPEARANCES—

For Applicant: L. S. Joseph and Joseph B. Kleer.
For Opposition: Nicholas Malandre.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (414-48-A)

WHEREAS, New York City Housing Authority, owner, filed May 5, 1948 an application pursuant to section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets, affecting buildings 5, 7, 8, 9 and 10 on premises bounded by Broadway, 51st street, 31st avenue, 49th street and the prolongation of the westerly line of 49th street to Broadway (Blocks 738, 750 and 751) (Woodside Houses), Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 16, 1948 on N.B. Applications 7196 to 7203-47 inclusive reads:

"2. Buildings #5-7-8-9-10 have no access to a street that has been duly placed on the official Map. Contrary to Sec. 36 of the General City Law."

and
WHEREAS, the only buildings in question in this application are those filed under N.B. Applications 7197, 7198, 7199 and 7197-47; and

WHEREAS, the applicant states that the buildings in question will be 6 stories, 55 ft. in height, 157 ft. 5½ in. by 166 ft. 7 in. irregular in area, of Class 1 construction, occupied as Class A multiple dwellings, each provided with one 3 ft. 3 in. wide steel and concrete stairs from roof bulkhead direct to grade; and

WHEREAS, the applicant contends that Broadway, 51st street, 31st avenue and part of 49th street as indicated on

plans filed with this application will be public streets; that the buildings in question known as 5, 7, 8, 9 and 10 will have access to these streets through planning of the necessary walks within the project area; that the circumstances in this case do not require the structures in question to be directly related to the proposed streets and therefore the Board has full authority under section 36 of the General City Law to grant this application; and

WHEREAS, due notice of public hearing on this matter has been had by publication in the Bulletin of the Board and by publication in the Long Island Star Journal.

Resolved, that the decision of the borough superintendent on N.B. Applications 7196 to 7203-47 dated April 16, 1948, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 36 of the General City Law, to permit the buildings to be located as proposed and as indicated on plans filed with this appeal marked "Received May 5, 1948," two sheets, *on condition* that each building not facing directly on a public street shall be provided with proper walks for access thereto as proposed; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 413-48-BZ.

445-48-A

APPLICANT—Sears Roebuck and Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner—re packaging of anti-freeze known as "all State Anti-Freeze" in one quart and one gallon sealed cans in New York City (containers not in conformity with the Administrative Code requirements).

APPEARANCES—

For Applicant: Robert A. Scott.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (445-48-A)

WHEREAS, Sears, Roebuck and Co., filed May 17, 1948 an appeal from a decision of the fire commissioner relating to the packaging of All-State Anti-Freeze in sealed one gallon and one quart containers not provided with tight-fitting replaceable tops, caps or other devices as required by section C19.59.0 of the Administrative Code; and

WHEREAS, the decision of the fire commissioner dated April 29, 1948 (Folder No. 122-1048) reads:

"Your sample of 'ALLSTATE ANTI-FREEZE' showed a flash point below 79 deg. F. and is classified as an inflammable mixture.

"Containers must be fitted with tight-fitting replaceable tops, caps or other devices so made that the cans or containers will be air-tight when closed. Your application indicates round, sealed cans.

"As these are contrary to Sec. C19.59.0 of the Administrative Code herein enclosed, a Certificate of Approval must be denied."

and

WHEREAS, the applicant contends that All-State Anti-Freeze is manufactured by the Cellanese Chemical Company, Bishop, Texas, and will be packaged by Sears Roebuck & Co. in Chicago in quart and gallon tin containers manufactured by the Continental Can Company, of 95 lb. plate and the containers packed 24 one-quart or 6 one-gallon containers to a corrugated shipping carton; that the flashpoint of the product is 60 deg. F.; that this Anti-Freeze is the same product as Zerone Anti-Rust Anti-Freeze and Super Pyro which already have been submitted to the Board to be similarly packed; that the can which it is proposed to use is similar to that used for packaging Zerone Anti-Freeze; that the label on the can will bear the following notation: "Entire contents must be used upon opening."

MINUTES

Resolved, that the decision of the fire commissioner dated April 29, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that such cans shall be labeled in accordance with the requirements of the fire commissioner and shall exhibit the wording "Entire contents to be emptied immediately upon opening"; that such notice shall have white letters on fire department red background or fire department red letters on white or aluminum background; that the cans shall also show the words—"This container is approved by the Board under Cal. No. 445-48-A, for Allstate Anti-Freeze"; that in all other respects the requirements of the Administrative Code shall be complied with.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

188-46-SA

APPLICANT—Cleveland Steel Products Corp., owner.
SUBJECT—Toridheet Pressure Atomizing Oil Burner, approval of.

APPEARANCES—

For Applicant: Joseph F. Donnelly.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (188-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 9, 1948.

Re: Cal. 188-46-SA.

Subject: Toridheet Pressure Atomizing Oil Burner, approval of.

Cleveland Steel Products Corp. of Cleveland, Ohio, filed February 4, 1946, an application with the Board of Standards and Appeals for approval of the Toridheet Pressure Atomizing Oil Burner under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These are mechanical draft oil burners of the pressure atomizing type suitable for installation in hot water and steam boilers and warm air furnaces with fuel oil not heavier than No. 3 U. S. Dept. of Commerce Standards. The burner consists of an assembly of the following parts. A base or flange mounting of steel Fan housing of stamped steel. Sirocco type Fan. Sundstand or equal fuel unit, Webster or equal transformer 10,000 volts. Oster-Anco or equal motor 1725 R.P.M. 60 cycle 110 Volt. The controls consist of the following Minneapolis Honeywell Pressuretrol, Minneapolis Honeywell Aquastat, Minneapolis Honeywell Clock Control, Minneapolis Minneapolis Honeywell Relay, RA 116. The unit inspected was also equipped with a Self Feeder and Low Water Cut-off.

Inspection and Test

The burner was inspected and tested at 597 6th Street, Brooklyn on March 17, 1948. Present at the test were Chief Engineer L. V. Huber and J. A. Darts of the Engineering Division of the Committee on Test and Mr. J. F. Donnelly and Mr. J. T. McDonnell representing the manufacturer. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner, as assembled, was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits. With the oil cut off the controls func-

tioned in 60 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 620 deg. F.; the CO₂ content of the flue gases was 9.6%.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the burner known as Toridheet Pressure Atomizing Oil Burner for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 188-46-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

605-47-SA

APPLICANT—Abraham Satlow, Agent for Eisenberg Industrial Contracting Co., owner.

SUBJECT—Eisenberg Drying Ovens (gas fired), approval of.

APPEARANCES—

For Applicant: Raymond Rochlin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (605-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 19, 1948.

Re: Cal. 605-47-SA.

Subject: Eisenberg Drying Oven (Gas Fired) approval of.

Eisenberg Industrial Contracting Co., filed June 9, 1947 an application with the Board of Standards and Appeals for approval of Eisenberg Drying Oven (Gas Fired) under the provisions of C26-178.0b and Article 11 Heating Appliances. Combustion and Chimneys of the Administrative Building Code and the Rules Covering the Use of Equipment for Spraying of Paint, Varnishes, Lacquers and other Flammable Surface Coatings and the Storage of such material.

Description

These ovens are designed for processing in the range from 100° F to 400° F. The system consists of a Despatch Heater, Drying Oven and essential piping, ducts, motors and blowers.

The Heating system is a despatch circulating heater equipped with Eclipse Venture type atmospheric burners. The heating chamber is lined with fire brick and baffled with a stainless steel baffle plate which regulates the temperature in the firing chamber and is so arranged as to maintain a sufficiently high temperature so as to provide complete combustion of the gases. The heater is insulated with rock wool insulation.

MINUTES

Ignition is provided by Partlow Safety Flame System SP411 or equal and ignition is continuous while oven is in operation. An automatic shut-off is provided in event of gas or pilot flame failure through the principle of Saf-T-Flame equipment. Re-ignition can be accomplished only by manual means and the system is equipped with a Schwaize Alarm. Automatic shut off in the event of lesser air circulation or air circulation failure is provided by a LO-Vac. switch mounted on the intake side of the recirculating blower. This switch is connected in series with the Partlow Safety Flame System SR411. The temperature is regulated by a Partlow MR-6K1 regulating thermometer wired in series with the main burner solenoid valve. A remote control valve is provided at a distance of about 30 ft. from the oven.

The Drying Oven's panels are of #18 gauge steel and is insulated with 4" rock wool and sheet asbestos is used to provide continuity of panels at the joints.

Supply ducts carry the heated air from the Dispatch Heater to the Drying Oven where the painted or lacquered objects are dried by the heated air. The air is exhausted to the outer air through a vent duct by a motor driven blower which is designed to exhaust the entire content of the oven in one minute. Recirculation of air is provided by a V Belt driven blower which recirculates the air from the oven to the heater.

Inspection and Test

Inspection and Test were made at 1 Junius Street, Brooklyn, N. Y., December 9, 1947. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Mr. A. Satlow representing the applicant. The oven was found to operate as designed and to be equipped with safety controls as required by the Rules of the Board.

Recommendation

On the basis of the foregoing data and the inspection and test the Committee on Test recommends the approval under C26-191.0 of the Eisenberg Drying Oven (Gas Fired) provided the oven and appurtenances are installed in accordance with the requirements of Article 11 of the Administrative Building Code and the Rules of the Board and provided further that the oven bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #605-47-SA."

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

809-47-SA

APPLICANT—Roberts-Gordon Appliance Corp., owner.
SUBJECT—Roberts-Gordon Gas Burners, Models 400-Z-2, Types H and PH, approval of.

APPEARANCES—

For Applicant: John B. Spencer.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (809-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 19, 1948.

Re: Cal. 809-47-SA.

Subject: Roberts-Gordon Gas Burners,
Models 400-Z-2, Model H and PH,
Approval of.

The Roberts-Gordon Appliance Corp., filed an application with the Board of Standards and Appeals for approval of the Roberts-Gordon Gas Burners for heating systems Models 400-Z-2, Models H and PH, under the provisions of Art. 12 of the Administrative Building Code.

Description

Model H is a Nordensson type natural draft gas burner. A multi-jet gas manifold introduces gas into the air stream at the entrance to a ceramic tunnel in which mixing of the gas and air takes place. Combustion of this mixture produces a semi-luminous flame. These burners are manufactured in assemblies of one to three burner units, each complete assembly having a common gas supply manifold and a common air box. Nordensson type gas burners fire horizontally into the combustion chamber, which is usually constructed of firebrick.

The burner consists of the following essential parts: Mixing Block—Each burner unit has a mixing block made of high grade ceramic, able to withstand high temperatures. This block is enclosed in a steel casing which makes it an integral part of the burner assembly. When the burner is installed, this part is usually bricked into the front wall of the combustion chamber.

Frame—The basic structural member of the burner assembly is a cast iron frame which supports the mixing block assembly and the burner manifold assembly.

Burner Manifold—The basic functional part of the burner assembly is the manifold, a hollow cast iron ring, containing a number of tubular steel jets, each fitted at the outlet with a drilled orifice spud, sized to provide the required amount of gas. A gas inlet pipe in the form of a cast iron gooseneck is bolted at one end to the bottom of the manifold. The other end is a machined cylinder located on the axial center of the burner and on which the air control shutter slides. A set screw in the shutter engages this part of the gooseneck to lock the shutter in any desired location.

Air Control—Air supply at atmospheric pressure is regulated by means of the above shutter which is substantially a slotted cylindrical shell closed at one end, which slides into a cylindrical steel housing secured to the burner manifold. An air box with a door operated by the electric gas valve is located at the front of the burner. This door is automatically closed when the gas valve is off to prevent air from being drawn into the combustion chamber.

Safety Pilot—Each complete burner is furnished with a safety pilot which depends in operation upon the thermal expansion of two thin strips of chrome alloy steel. These metal strips will withstand a temperature of 2200° F. without deterioration. The pilot flame impinges on one of the strips, increasing its temperature in relation to the other. The differential in temperature causes one strip to expand more than the other, resulting in a slight deflection, which is multiplied through a lever and link arrangement to operate a mercury switch. The pilot is positioned to insure immediate ignition at the burner jets. The mercury switch is wired in series with a thermostat, valve and limit controls. The electric circuit is not completed to operate the burner unless the pilot is lighted and properly burning. In the two and three unit assemblies, each burner is provided with a pilot.

Gas Pressure Regulator—The purpose of the gas pressure regulator is to maintain at the supply manifold a fixed pressure at all times, thus insuring a constant and even rate of flow of gas to the burner.

MINUTES

Main Burner and Pilot Shut-Off Cock—Manually operated shut-off cocks and a pilot cock are provided to shut off the gas supply to each burner unit and the pilots respectively.

Model PH is a Nordensson Type, power gas burner, in which combustion air at above atmospheric pressure is supplied by a centrifugal blower. A multi-jet gas manifold introduces gas into the air stream at the entrance to a ceramic tunnel in which mixing of the gas and air takes place. Combustion of this mixture produces a semi-luminous flame. These burners are manufactured in assemblies of one or two burner units, the double units have a common air box and a common gas supply manifold. Certain sizes in place of a gas supply manifold have an electric gas control valve on each burner unit.

This model is of the same construction as Model H, except the air control in which air for combustion is supplied by a centrifugal blower at the inlet which is a disc type shutter which can be manually adjusted to provide more or less air by rotating it on the screw thread on which it is mounted. A lock nut insures against accidental change of shutter setting.

There is also a sail switch in a steel housing at the inlet of the blower, containing a blade or sail suspended in the air stream from a horizontal shaft, at one end of which is a mercury switch. Upon failure of the air supply for any reason, this blade or sail will fall by gravity to a position that causes the mercury switch to break contact and thereby open the electric circuit and shut the burner down. Main burner and pilot shut-off cock is provided similar to that of Model H.

Model 400-Z-2 gas burner operates on the patented Gordon Spreader Flame principle projecting two jets of flame horizontally into the combustion chamber of a furnace against a special alloy steel flame baffle or refractory brick pier. The secondary air required for combustion is metered through the air duct of the burner and a cast iron nozzle is arranged to deflect the air into the primary air-gas mixture, producing a thorough blending at the point of ignition. These burners are generally installed in the ash pit door opening. The entire ash pit is lined with fire brick. A refractory lined combustion chamber is not required in boilers having an entire wet base.

The burner consists of the following essential parts:

Air Duct—Heavy gauge steel air duct houses the burners, pilot, etc.; meters all secondary air for combustion, has adjustable air doors in front end for measuring air and permits proper location of burner in the fire box.

Mixer Assembly—The mixers used in this assembly are made of black enameled drawn steel tubing correctly proportioned to attain a high velocity of air-gas mixture, greater air induction and flame stability.

Manifold Assembly—The manifold assembly is made up of wrought-iron and wrought-steel pipe of at least standard weight. The main burner orifice spuds and spud holders are made of brass. Adjustable primary air shutters are of cast iron and are provided to regulate the air-gas mixture accurately.

Safety Pilots—The dual pilot assembly consists of two safety pilots similar to those for Models H and PH.

Electric Gas Valve—A motorized gas valve with a low voltage motor is used with an external transformer and is equipped with a manually controlled lever so that in the event of power failure the valve can be opened by hand. The valve will automatically recycle to the position demanded by the thermostat when current is resumed in case valve has been manually opened and the electric circuit interrupted. Ordinary automatic operation of the burner is primarily provided by the thermostat. This opens the gas valve if it is calling for heat.

Gas Pressure Regulator is similar to that of Models H and PH.

Main Burner and Pilot Shut Off Cock is similar to those provided for Models H and PH.

Pilot Lighter—A runner flame pilot lighter makes possible lighting pilots from front of air duct without reaching into burner.

Inspection and Test

Inspection and Test of Model PH was made at Fifth Avenue and 90th Street, the Church of Heavenly Rest and of Models 400-Z-2 at 1000 Madison Avenue and found to operate as designed. Present at these tests were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test; and J. B. Spencer, representing the applicant.

Recommendation

On the basis of these inspections and tests and the data filed by the applicant the Committee on Test recommends the approval of the Roberts-Gordon Gas Burners, Model 400-Z-2, Models H and PH for use in New York City, when installed and operated in accordance with this report and the requirements of Article 12 of the Administrative Building Code, provided the burners bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #809-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

883-47-SA

APPLICANT—Middleton and Meads, Co., Inc., owner.
SUBJECT—Middleton Oil Burner (gun type), approval of.
APPEARANCES—

For Applicant: G. F. Wohlgemuth.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (883-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 29, 1948.

Re: Cal. 883-47-SA.

Subject: Middleton Oil Burner, approval of.

Middleton and Meads Co., Inc., of Baltimore, Maryland, filed September 29, 1947, an application for approval of the Middleton Oil Burner under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This burner is a mechanical draft gun type oil burner for use in hot water or steam boilers or warm air furnaces in domestic and commercial installations for use with fuel oil not heavier than No. 3 U. S. Department of Commerce, Standard. The burner consists of an assembly of the following parts. Housing, Fuel Unit, Fan, Motor and Transformer. The fuel unit consists of a Sunstrand or equal pump, having strainer and pressure regulating valve. The motor is an Anchor 1725 RPM

MINUTES

60 cycle 110 volt. Transformer is an Oil Burner Device 10,000 volt transformer. Sirocco type fan. The controls consist of Minneapolis Honeywell, Stack Switch, Pressuretrol, Aquastat and Thermostat. The unit inspected was also equipped with a Watts Regulator Co. Low Water Cut-Off. The capacity of the burner ranges from 1 to 3 G.P.H.

Inspection and Test

A model of the burner was inspected and tested, April 15, 1948, at 78 Chelsea Avenue, Newark, N. J. Present at the test were Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division, Committee on Test and Mr. C. F. Wohlgemuth, representing the applicant. The burner was an assembly of approved parts suitable for use with each other for the services intended as approved, and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner, as assembled, was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or unusual carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 450°F, the CO₂ content of the flue gases was found to be 10%. The burner was also approved by the Underwriters Laboratories under Application No. 47C957A.

Recommendation

On the basis of the inspection and test and data filed with this application, the Committee on Test recommends the approval of the burner known as the Middleton Oil Burner for use in New York City in domestic and industrial installations with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 883-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

978-47-SM

APPLICANT—Behr-Manning Corp., owner.

SUBJECT—Stylon Tufkote Micro-Cut Fibers and Stylon Adhesive #3, approval of.

APPEARANCES—

For Applicant: D. Olton and H. Zaman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (978-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 9, 1948.

Re: Cal. 978-47-SM.

Subject: Stylon Tufkote Micro Cut Fibers and
Stylon Adhesive #3, approval of.

Behr-Manning Corp., of Troy N. Y., filed, November 6, 1947, an application with the Board of Standards and Appeals for approval of Stylon Tufkote Micro Cut Fibers and Stylon Adhesive #3 under the provisions of C26-178.0 Administrative Building Code.

Description

The Stylon Adhesive #3 is an adhesive compounded in the form of a coating, similar to a paint coating and which is applied to a surface prior to the application of the Stylon Micro Cut Fibers. The object of the adhesive is to form a firm anchorage or bond for the fibers on the surface and which will cause the fibers to adhere tightly. This adhesive must have fire resisting properties and is therefore made up of the following ingredients:

45%-55% Alkyd Vehicle
15%-17% Inert Pigments
18%-28% Metallic Carbonates
4%- 6% Metallic Borates
4%- 6% Antimony Oxide

These materials are ground as in usual practice of the paint industry to produce a smooth workable coating.

The Stylon Tufkote Micro Cut Fibers are precision cut lengths of 5.5 denier fibers. These fibers are produced by steeping sulfate pulp in a sodium hydroxide solution. After thorough soaking the excess alkali is pressed out and the pulp is shredded. It is then aged, after ageing carbon disulfide is added, which with the alkali cellulose forms cellulose xanthate. This is then dissolved in dilute sodium hydroxide which forms the spinning solution. This solution is amber colored and has the viscosity of molasses. This solution is filtered and deaerated and is then ready for spinnerets. The spinnerets are an essential device for spinning filaments. And a typical one has the diameter of about 1/2 inch and has anywhere from a few holes to over a hundred. These holes range from 1/1000 up to 5/1000 of an inch depending upon the diameter of the filament required.

The filaments enter a bath, essentially water, to which has been added some dilute sulfuric acid, glucose and sodium sulfate. This bath causes a regeneration into cellulose and carbon disulfide and washes away the salts formed on neutralization of the alkali. These coagulated cellulose filaments pass, as a unit into a rotating Topham box. The next step is the spinning of yarn filaments and as the yarn is spun it is washed disulfurized, bleached, dried twisted and the other processes involved in the finishing of yarn. These filaments are then cut into 1 1/2 millimeter lengths.

Process

When Stylon Adhesive #3 has been applied, as a binder, either by brush or spray gun, the Stylon Tufkote Fibers are sprayed over the adhesive binder with a spray gun.

Inspection and Test

Inspection and Test was made December 18, 1947 at Columbia University. Present at the test were Mr. J. A. Darts, Engineering Division, Committee on Test and Messrs. D. Olton, A. Warren and W. Trejise representing the applicant.

A test panel 36" x 36" x 1/2" cement asbestos board to which has been applied Stylon Adhesive and Stylon Tufkote Micro Cut Fibers was submitted to a forty minutes fire test in accordance with Fire test requirements, Federal Specifications, and designated SS-A-118—Section F-2C (1) which covers "incombustible and fire retardant materials." The complete report of the test is on file with the application.

Recommendations

On the basis of the inspection and test, and the data filed with the application the Committee on Test recommends the approval of Stylon Tufkote Micro Cut

MINUTES

Fibers and Stylon Adhesive #3 as an incombustible decorative finish for use on all interior surfaces where paint or varnish may be used in Class 1, 2 and 3 Buildings in the City of New York.

It is further recommended that each package or container bear a label or be marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 978-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

1026-47-SA

APPLICANT—Breese Burners, Inc., owner.

SUBJECT—Breese Horizontal Oil Burner, Models HB7DGR, HB7DGS, HB7DHS, HB7LCGR, HB7LCGS, and HB7LCHS, approval of.

APPEARANCES—

For Applicant: I. M. Nelson.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1026-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 27, 1948.

Re: Cal. 1026-47-SA.

Subject: Breese Horizontal Oil Burners, Models HB7LCHS, HB7DGR, HB7DGS, HB7DHS, HB7LCGR, and HB7LCGS, approval of.

The Breese Burners, Inc., of Chicago, Illinois, filed, December 2, 1947 an application with the Board of Standards and Appeals for approval of the Breese Horizontal Oil Burners Models HB7LCHS, HB7DGR, HB7DGS, HB7DHS, HB7LCGR and HB7LCGS under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These burners are mechanical draft conversion oil burners, horizontal pot type, suitable for installation in hot water or steam boilers or warm air furnaces and are for use with fuel oil not heavier than No. 2 U. S. Department of Commerce Standards. The burner consists of the following parts. Steel Burner Casing Assembly, Steel Support Ring, Cast Iron Supporting Combustion Ring and Vaporizing Cup and a Booster Fan Assembly. The burner is equipped with Detroit Lubricator or Automatic Products Co. constant Level Valve with safety anti-flooding device, temperature limit control with 250° F maximum setting. White Rogers or equivalent fan control, White Rogers or equivalent fan and an automatic Draftbooster.

These burners are manufactured by H. D. Conkey Co., Ill., and Boston Machine Works Co., Lynn, Mass., licensee manufacturers of Breese Burners, Inc., Chicago, Ill.

The model numbers referred to in this application designate the location at which the burner was manufactured, the size of motor for booster fan and whether the burner is manually or automatically controlled.

HB7 in the model is basic numbering.

D—Santa Fe, New Mexico and Chicago, Ill.

LC—Lynn, Mass.

G—14 watt motor for burners of $\frac{2}{3}$ gal. per hr. capacity.

H—35 watt motor for burners of $\frac{2}{3}$ gal. per hr. capacity.

R—Manual control.

S—Automatic control.

For example Model HB7DGR would mean a Burner manufactured in Santa Fe with a 14 watt booster fan motor and for manual operation.

Inspection and Test

The burner was inspected and tested, January 21, 1948 at 3419-10 Street, Long Island City. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. I. M. Nelson and H. L. Finley representing the manufacturer. The burner was put in operation and functioned as designed with no undue carbon deposits or flare backs. A test of the flue gases showed a CO₂ content of 12% at a stack temperature of 535° F.

Recommendation

On the basis of the inspection and test and data filed with this application and the approval of the Underwriters Laboratories, application No. 45C1377A, the Committee on Test recommends the approval of the Breese Horizontal Oil Burners Models HB7LCHS, HB7DGR, HB7DGS, HB7DHS, HB7LCGR, and HB7LCGS when installed in accordance with this report and in conformity with the Oil Burner Rules of the Board provided the burners bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 1026-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

59-48-SA

APPLICANT—Consolidated Industries, Inc., owner.

SUBJECT—Jetronic Oil Burner, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (59-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 26, 1948.

Re: Cal. 59-48-SA.

Subject: Jetronic Oil Burner; Model JBO-1;
approval of.

Consolidated Industries, Inc., of Lafayette, Indiana, filed, January 22, 1948 an application with the Board of Standards and Appeals for approval of the Jetronic Oil Burner under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

MINUTES

Description

This burner is of the mechanical draft conversion type, suitable for installation in hot water or steam boilers or warm air furnaces and are for use with fuel oil not heavier than No. 2 U.S. Dept. of Commerce Standards, although applicant claims No. 3 U.S. Dept. of Commerce Standards with an API gravity of 35 may be used. The burner has a capacity of $\frac{1}{2}$ to $1\frac{1}{2}$ G.H.P.

The burner assembly is constructed of stainless steel all parts being 11 gauge except the cone which is 16 gauge.

The control mechanism is mounted on 11 gauge plate and is housed in a cover. The cover or that portion which protrudes outside the boiler, is roughly 12" x 12" x 11" overall.

A line voltage thermostat controls the opening of a General Control Solenoid valve and the turning on of a 1/50 H.P. motor. This motor is coupled to a Torrington blower wheel of the squirrel cage type which provides forced air for combustion.

Operation

Oil flows from a storage tank into a Detroit Lubricator Safety Float Valve. This valve has the function of providing an oil shut-off in case of pilot failure and also controls the oil inlet flow rate. From here the oil passes through a solenoid valve and through a $\frac{1}{8}$ " stainless steel pipe into the bottom of the combustion head. On entering the combustion head the oil is vaporized by a constantly burning gas pilot flame. The temperature of the burning head is held to 450° F by the pilot flame which causes vaporization of incoming oil when flow starts. After a few seconds the temperature reaches 1600° F causing instant vaporization. It is not possible for the liquid oil to reach the pilot light or to flow into the furnace combustion chamber in case of a pilot failure as the constant level valve shuts off the flow before this point. Gas pressure is regulated by an A.G.A. approved $\frac{1}{8}$ "— $\frac{1}{4}$ " regulator. Gas pilot is ignited by hand and oil flow must be manually reset if constant level valve trips out.

A small hole in the air control panel prevents complete shut-off of air supply. The air is intimately mixed with the oil vapors as they flow through the ports in burner head.

Inspection and Test

A model of the burner was inspected and tested at the Socony Testing Laboratories, Brooklyn, New York, January 26, 1948. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. H. M. Cooper and W. Timmes representing the applicant. The burner was put in operation and functioned as designed with no undue carbon deposits or flare backs. A test of the flue gases showed a CO₂ content of 11.5% at a stack temperature of 490° F.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Consolidated Industries, Inc., Jetronic Oil Burner. Model JBO-1 when installed in accordance with this report and in conformity with the Oil Burner Rules of the Board provided each burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 59-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

122-48-SA

APPLICANT—Ernest C. Lundt, Inc., owner.

SUBJECT—Lundt Power Burner (Gas Conversion Burner), approval of.

APPEARANCES—

For Applicant: Ernest C. Lundt.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (122-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 5, 1948.

Re: Cal. 122-48-SA.

Subject: Lundt Line Pressure and Power Burner (Gas Conversion Burner), approval of.

Ernest C. Lundt, Inc., filed on February 13, 1948, an application with the Board of Standards and Appeals for approval of the Lundt Line Pressure and Power Burner (Gas Conversion Burner) for heating systems Models 1F-175, 1A-300, 1G-175, 1G-300, 1G-450, 1G-700, 1G-950, 1P-175, 1P-300, 1P-450, 1P-700, 1P-950, 1P-1300, 1P-1700, 1P-2200, 1P-3000, 1P-4000 and 1P-5000 under the provisions of C26-178.0.b and Art. 12 of the Administrative Building Code.

Description

These are gas conversion burners operating on the bunsen burner principle taking line pressure gas and inspiring as primary air through a venturi a portion of the air required for combustion; the balance of the air required is supplied as secondary air. In all models a wind box or louvre is provided to control the air for combustion. The smaller burners, models 1F-175 to 1G-950, are known as line pressure burners and depend on the gas pressure supplied by the gas main. The power burners 1P-175 to 1P-5000 have motor driven fans.

The line pressure burners differ as to the amount of gas and as to the position of the nozzle #1F-175 is from 50,000 to 175,000 BTU, 1A-300 180,000 to 300,000 these have up shot nozzles, 1G-175 50,000 to 175,000, 1G-300 180,000 to 300,000, 1G-450 320,000 to 450,000, 1G-700 475,000 to 700,000, 1G-950 725,000 to 950,000 these are gun type firing in-shot.

The power burners 1P-175, 50,000 to 175,000, 1P-300, 180,000 to 300,000, 1P-450, 310,000 to 450,000, 1P-700, 470,000 to 700,000, 1P-950, 730,000 to 950,000 1P-1300, 100,000 to 1,300,000, 1P-2200, 1,800,000 to 2,200,000, 1P-3000, 2,300,000 to 3,000,000, 1P-4000, 3,200,000 to 4,000,000, 1P-5000 to 4,200,000 to 5,000,000 are gun type and fire in-shot.

The burners 1F-175 and 1A-300, 1G-175 and 1G-300 have been approved by the American Gas Assoc. Cert. #20—(65.0 to 65-1.0).001, 20-90-1.001, 20-90-1.001, 20—(90.0 & 2.0).001, 20—(99.0 & 1.0).001.

The controls for the line pressure units consist of a safety pilot, automatic gas control valve (Minneapolis-Honeywell or equal) gas pressure regulator, Pittsburg Equitable Meter Co. or equal. Thermostat, Minneapolis Honeywell or equal. Pressure Control on boiler, Minneapolis Honeywell or equal.

The power burners are equipped with a sirocco or similar type fan varying as to the size of the burner, air switch which does not permit gas to come on unless fan is running, a safety pilot (MH or equal) main automatic gas valve (MH or equal) Thermostat, steam and hot water or hot air limit control, Low water cut off MH C-402A.

MINUTES

Inspection and Test

A model of this burner 1P-700 was inspected and tested at 64 Front Street and found to operate as designed all parts functioning properly. Present at the test were Chief Engineer L. V. Huber and J. A. Darts of the Committee on Test, J. T. Hecht and E. C. Lundt representing the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Lundt Line Pressure Gas Conversion Burner Models 1P-175, 1A-300, 1G-175, 1G-300, 1G-450, 1G-700 and 1G-950 and Lundt Power Burner Models 1P-175, 1P-300, 1P-450, 1P-700, 1P-950, 1P-1300, 1P-1700, 1P-2200, 1P-3000, 1P-4000, 1P-5000 for use in New York City when installed and operated in accordance with this report and the requirement of Art. 12 of the Administrative Building Code, providing each burner bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #122-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

150-48-SA

APPLICANT—Sawyer Heating Co., Inc., owner.

SUBJECT—Shafco Hanging Oil-Fired Unit Heater, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (150-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 11, 1948.

Re: Cal. 150-48-SA.

Subject: Shafco Hanging Oil Fired Unit Heater, approval of.

Sawyer Heating Co., Inc., Detroit, Michigan, filed, February 13, 1948 an application with the Board of Standards and Appeals for approval of the Shafco Hanging Oil Fired Unit Heater under the provision of C19-57.0 and the Oil Burner Rules of the Board.

Description

This unit is an oil fired furnace designed for suspension from ceiling or wall in a building which contains large areas to be heated. The unit consists of a metal housing containing a combustion chamber, heat exchanger, a gun-type pressure atomizing oil burner with sunstrand pump, a warm air circulating fan and motor. The combustion chamber is made of 3/16" steel lined with 1½ and 2" tiles of refractory material. The heat exchanger is a series of baffles set up to retard the flow of air so that the air is warmed sufficiently to meet heating requirements.

The fans are double inlet, double width squirrel cage type and the drive motors are Titan motors mounted in flexible frames for belt adjustment. The controls consist of Minneapolis Honeywell Stack Relay, Combustion Fan and Limit Controls.

Inspection and Test

A model of the unit was inspected and tested March 22, 1948 at the Dade Bros. Inc., Warehouse, Port Newark, New Jersey. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. Montrose and Sundermeyer representing the applicant. The burner and furnace functioned as designed with no flare backs or undue carbon deposits. With a stack temperature of 425° F the CO₂ content of the flue gases was 11%. With oil supply cut off the controls operated to shut down machine in 90 seconds.

The unit has been approved by the Underwriters Laboratories, Inc., Application No. 47C3999.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends the approval of Shafco Hanging Oil Fired Unit Heater (ceiling Furnace) for use in New York City in domestic and commercial installations other than garages and places of explosive atmospheres, with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the heater bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 150-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 2:40 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 8, 1948

Present: Chairman Murdock, Commissioner Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS 29-39-A

APPLICANT—James E. McKillop for Martin Paluszek, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—548 Leonard street, east side, 150 ft. south of Nassau avenue, 1st floor, (Block 2681, Lot 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

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THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (29-39-A)

WHEREAS, James E. McKillop for Martin Paluszek, owner, filed March 31, 1948, an appeal from a decision of the borough superintendent, affecting premises 548 Leonard street, east side, 150 ft. south of Nassau avenue, 1st floor, (Block 2681, Lot 60), Borough of Brooklyn; and

WHEREAS, on January 17, 1939, the Board granted a modification of the decision of the borough superintendent, acting on Alt. Applic. 14184-38, which read as follows:

"1. Proposed installation of new bath room on 3rd floor contrary to Section 8.7.2.1."

and
WHEREAS, such modification was granted on condition that the building be not extended in height or area and at no time occupied for more than two families and that a second means of exit be installed permitting egress from the third floor; and

WHEREAS, this appeal was reopened by the Board April 20, 1948, for the purpose of considering a new decision of the borough superintendent, dated March 11, 1948, acting on Alt. Applic. 135-48, which decision reads as follows:

"1. As the occupancy of this 3 story frame building was approved under a conditional variance of the Board of Standards and Appeals (Res. 29-39-A) on Alt. No. 14184-38, which provided that 'the building shall not be extended in height or area and at no time shall be occupied by more than two families,' the proposed extension is in violation of this condition variance and is, therefore, denied."

and

WHEREAS, the applicant states the building is two stories, 32 ft. 6 in. in height, 25 by 36 ft. 6 in. in area, Class 4 construction, erected prior to 1901 on a lot 25 by 100 ft. in area located in a business use, C area, Class 1½ height district, used and occupied since 1938, as follows: Cellar, ordinary use, boilerroom, laundry, 0 persons; 1st and 2nd floors combined, dwelling, one family; 3rd floor, dwelling, 1 family; that no change in use or occupancy is proposed; that the building is provided with one 2 ft. 6 in. wide wood stairs, enclosed in plaster partitions on wood studs, equipped with wood doors which are not self-closing; that stairhall leads directly to street and is provided with a scuttle and ladder to the roof; that there is one fire escape on the rear wall leading to roof by ladder and to yard by ladder with egress from its lower termination through gate in fence; and

WHEREAS, Order #300 was issued by the borough superintendent January 12, 1948, directing the owner to appear before the Show-Cause section of the Division of Buildings to show cause why prosecution should not be commenced for violation of the Building and Administrative Codes (Violation #38-48); and

WHEREAS, the applicant contends that the building was erected before 1901 and prior to the establishment of the fire limits and was at one time occupied by three families; that the Code permits the erection of a frame extension to a depth of 15 ft. and for the full width of existing frame building; that the Code stipulates that at least a 4 ft. side yard must be maintained; that the Code also permits a brick extension the full width of the lot to the full height of the building and for its full depth; and

WHEREAS, the applicant requests the Board to amend the stipulation in the previous resolution so as to permit the extension to be added to the first floor as proposed; and

WHEREAS, the applicant contends as to the modification granted by the Board January 17, 1939, that today the Department would accept such a setup especially where a family would have boarders; that since the installation of the bath on the top floor, as permitted by the resolution adopted January 17, 1939, a bath was installed on the 2nd floor and approved by the Department.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 17, 1939 by adding thereto:

"... that irrespective of the provisions of the resolution as adopted January 17, 1939, there may be constructed an additional room on the first story rear as indicated on plan marked "Received March 31, 1948," and as passed upon by the borough superintendent under Alt. Applic. 135-48, Objection 1, dated March 11, 1948 and additional bathrooms, one on the first floor and one on the second floor, as indicated on such plan and not previously indicated on plans filed in 1939 may be permitted; that in all other respects the resolution adopted by the Board on January 17, 1939 shall be complied with and the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building shall be maintained to house two families only."

536-44-A

APPLICANT—Raymond Irrera, for Lillie Nesbett, owner (Marion Spinnler, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—216-16 28th avenue, southeast corner of 216th street (1st and 2nd floor); (Block 6019, Lot 103), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and Marion Spinnler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Norah G. Sullivan, Dep't of Hospitals.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (536-44-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 216-16 28th avenue, south side, 200 ft. east of 216th street (1st and 2nd floors); (Block 6019, Lot 103), Bayside, Borough of Queens, was granted by the Board on October 31, 1944, on certain conditions; and

WHEREAS, the resolution was amended on June 11, 1946; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 31, 1944, as *amended* by resolution of June 11, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... that the term of this variance for use as a nursing home shall be for two (2) years from the date of this *amended* resolution; and that a new certificate of occupancy shall be obtained (Alt. Applic. 189-44)."

905-46-A

APPLICANT—Reinhard, Hofmeister and Walquist, for Columbia University in the City of New York, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—3020 Broadway, east side, 352 ft. south of West 120th street (Havemeyer Hall, Columbia University); (Block 1973, Lot 1), Borough of Manhattan.

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APPEARANCES—

For Applicant: Henry Hofmeister.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution
amended.

THE VOTE TO REOPEN AND AMEND RESOLU-
TION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (906-46-A)

WHEREAS, this appeal from a decision of the borough
superintendent, affecting premises 3020 Broadway, east side,
352 ft. south of West 120th street (Havemeyer Hall);
(Block 1973, part of Lot 1), Borough of Manhattan, was
granted by the Board on December 3, 1946, on certain con-
ditions; and

WHEREAS, the resolution was amended on July 25, 1947;
and

WHEREAS, the applicant requested a further amendment
of the resolution; and

WHEREAS, the applicant now requests reopening of this
appeal for the purpose of considering a new decision of
the borough superintendent, which decision dated May 27,
1948, in acting on P & D Applic. 181-46, reads:

"Disapproved—Direct water supply connection to as-
pirators are prohibited by Rule 6, 'Rules Relative to
Submerged Inlets' except when approved by the Board."

and
WHEREAS, this decision was based on amendment filed
May 24, 1948, requesting permission to install aspirators in
Rooms 504 and 504D on the 5th floor; and

WHEREAS, the applicant states that the request is made
for the installation of aspirators and clinical laboratory
rooms 504 and 504D as follows: Room 504—68 aspirators;
Room 504D—1 aspirator; and

WHEREAS, the applicant contends that these installations
will be in addition to similar installations approved by the
Board December 3, 1946 and July 25, 1947, and conform
in all respects to the conditions set forth by the Board in
its previous resolutions affecting this building.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted December 3, 1946, as
amended on July 25, 1947, only so far as it relates to the
number of rooms in which aspirators are to be installed, so
that as amended this portion of the applicant's statement
shall read:

"1st floor, Room 110 —20 aspirators
2nd floor, Room 214 —26 aspirators
3rd floor, Room 315 —4 aspirators
4th floor, Room 405 —92 aspirators
4th floor, Room 408 —6 aspirators
5th floor, Room 504 —68 aspirators
5th floor, Room 504D—1 aspirator
5th floor, Room 515 —63 aspirators
5th floor, Room 517 —34 aspirators
6th floor, Room 609 —27 aspirators"

and the resolution adopted by the Board December 3, 1946
is hereby further amended to include the additional rooms
and aspirators as proposed, on condition that the terms of
the resolution adopted December 3, 1946, as amended July
25, 1947, shall be complied with.

54-47-A

APPLICANT—Joseph Mitchell, for 681 Fifth Avenue
Corp., owner (Elizabeth Arden Sales Corp., lessee).

SUBJECT—Application for consideration—reopening and
extension of term of variance—re Appeal from a
decision of the borough superintendent (previously
granted on condition).

PREMISES AFFECTED—681 5th avenue, east side, 58
ft. south of East 54th street (5th, 6th and 7th
floors); (Block 1289, Lot 72), Borough of Man-
hattan.

APPEARANCES—

For Applicant: Joseph Mitchell.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of
variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF
VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (654-47-A)

WHEREAS, this appeal from a decision of the borough
superintendent, affecting 681 5th avenue, east side, 58 ft.
south of East 54th street (5th, 6th and 7th floors); (Block
1289, Lot 72), Borough of Manhattan, was granted by the
Board on July 22, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of the
term of variance.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted July 22, 1947, only so
far as it has reference to the term of the variance, so that
as amended this portion of the resolution shall read:

"... that this variance shall continue for not over
one (1) year from the date of this amended resolution;
and that other than as herein amended, the resolution
adopted July 22, 1947, shall be complied with in all
respects."

687-47-A

APPLICANT—A. F. Winter, for Beach 116th Street Cor-
poration, owner (F. W. Woolworth Co., lessee).

SUBJECT—Application reopened and restored to calendar
February 17, 1948—appeal from an order of the
fire commissioner (previously withdrawn).

PREMISES AFFECTED—115-11 to 115-13 Rockaway
Beach boulevard, south side, 60 ft. east of Beach
116th street and 192 Beach 116th street (Block 660,
Lot 4), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: C. E. Arthus.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (687-47-A)

WHEREAS, A. F. Winter, for Beach 116th Street Corpora-
tion, owner (F. W. Woolworth Company, lessee), filed
July 10, 1947 an appeal from an order of the fire commis-
sioner, affecting premises 115-11 to 115-13 Rockaway Beach
boulevard, south side, 60 ft. east of Beach 116th street and
192 Beach 116th street (Block 660, Lot 4), Rockaway
Beach, Borough of Queens; and

WHEREAS, Order 20100-LF issued by the fire commis-
sioner June 11, 1947 reads:

"1. Install an approved wet automatic sprinkler sys-
tem throughout building having at least one source of
water supply, arranged and equipped as per Article 16,
Chapter 26, Adm. Code. C19-161.0 Administrative
Code."

and

WHEREAS, the applicant states that the building is one
story and penthouse, 29 ft. 6 in. in height, 27 ft. 9½ in.
and 40 ft. 1 in. by 100 ft. and 65 ft. 10 in. irregular in
area, of Class 3 construction, erected in 1930, located in a
business use C area Class 1 height district and used and
occupied since 1930 as follows: cellar, storage, boiler and
paper room, 2 persons; 1st floor, sales floor, 50 persons;
penthouse, girls' room, 5 persons; that the building is
equipped with two interior 3 ft. 8 in. wide wood stairs,
fireproof enclosed, equipped with fireproof self-closing doors,
one of which stairs leads to roof bulkhead; and

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WHEREAS, the applicant contends that there is a 3 ft. 8 in. stairway from cellar to 1st floor marked "B" on plans filed with this appeal, equipped with fireproof self-closing doors; that at cellar level there is a fireproof enclosed 3 ft. 8 in. wide stairway from cellar to 1st floor terminating at rear of 1st floor marked "C" on plans filed with this appeal; that the paper room marked "D" on plans is fireproof enclosed, equipped with $\frac{3}{4}$ hour self-closing door and the ceiling protected with $\frac{3}{4}$ in. portland cement plaster; that the boiler room and coal storage room are enclosed in terra cotta block partitions equipped with fireproof self-closing doors and fire retarded ceiling; that area marked "G" is used for the receiving of merchandise; that the cellar is not open to the general public; that there are openings in the bulkhead of the show windows to provide cellar ventilation; that there is a fireproof enclosed stairway from rear of 1st floor to penthouse; that the cellar stockroom has a concrete floor and plasterboard ceiling; that all partitions are fireproof; that the first floor has a wood floor and metal ceiling; that the penthouse floor is wood and the ceiling is plaster; that all aisles are 3 ft. wide and wider; that the cellar is used for stock and not for the general public; that the 1st floor is used as a general sales area; that there are 37 fire pails in the cellar, 13 on the first floor and two in the penthouse; that the merchandise carried in this store is common to this type of occupancy; that there is no celluloid merchandise carried; it is proposed to maintain the present portable fire-fighting appliances and to add such fire-fighting appliances as the fire commissioner may direct; and

WHEREAS, C.O. 43201 was issued upon completion of work under N.B. 7540-29 and permitted the use of the building as a one story store; and

WHEREAS, this appeal was withdrawn July 22, 1947; and

WHEREAS, under date of January 2, 1948, application was made by the lessee to the fire commissioner for reconsideration of the order to permit the installation of a non-automatic sprinkler system in the basement; and

WHEREAS, under date of January 26, 1948, the applicant received the following decision from the fire commissioner:

"In response to your letter of January 2nd, you will please be advised that your request for reconsideration of Order No. 21090-LF, requiring the installation of a wet automatic sprinkler system in the cellar, must be denied for the reason that the rules of the department require that the cellars in all Five and Ten Cent stores be provided with a sprinkler system unless a modification is granted by the Board of Standards and Appeals."

and

WHEREAS, this appeal was reopened and restored to the calendar February 17, 1948; and

WHEREAS, the applicant now contends that it has submitted a proposal to the fire department to permit the installation of a non-automatic sprinkler system in the basement.

Resolved, that the decision of the fire commissioner as to Order 21090-LF dated January 26, 1948 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be installed throughout the cellar a wet automatic sprinkler system complying with the requirements therefor except that the water may be supplied from a new 3 in. water line from 116th street; that the tap shall be not less than $2\frac{1}{2}$ in.; that the water flow alarm may be omitted; that sprinkler heads may be spaced 25% greater than the requirements and may be pendant; that a single hose inlet shall be installed both on 116th street and Rockaway Beach boulevard and there shall be installed and maintained an engineer's ladder to a trap door in the sidewalk of 116th street; that such ladder shall be a double rung ladder installed in an enclosed alcove to be constructed in part of the present coal room; that the doors from the cellar to the stairs leading to the 1st floor shall be fireproof and self-closing and maintained self-closing at all times; that the sprinkler heads may be omitted in the boiler room; that in all other respects, the

building and occupancy shall comply with all laws, rules and regulations applicable thereto; that plans marked "Received July 10, 1947" four sheets show arrangement of building and cellar space involved in the order appealed from.

1005-47-A

APPLICANT—Samuel Rosenblum, for Chas. Kaye Realty Co., Inc., owner.

SUBJECT—Application reopened March 30, 1948—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1005-47-A)

WHEREAS, Samuel Rosenblum for Chas. Kaye Realty Co., Inc., owner, filed November 19, 1947 an appeal from a decision of the borough superintendent, relating to a violation issued against premises 131-133 East 23rd street, northwest corner of Lexington avenue (Block 879, Lot 17), (6th, 8th, 10th and 12th floors), Borough of Manhattan; and

WHEREAS, this appeal was withdrawn January 13, 1948 to permit the applicant to obtain a decision of the borough superintendent on an alteration application; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1948 on Alt. Applic. 250-48 reads:

"1. (a) Every exit to be maintained in an unobstructed manner. Provide direct access for all tenants to 2 means of egress. Sec. 272-1 Labor Law.

(b) All tenants to have access to fire tower."

and

WHEREAS, this appeal was restored to the calendar March 30, 1948 for the purpose of considering the appeal based on the decision of the borough superintendent, dated March 2, 1948 on Alt. Applic. 250-48; and

WHEREAS, the applicant states that the building is 12 stories, 120 ft. in height, 50 ft. by 97 ft. 6 in. in area, of fireproof construction, erected in 1912, located in a business use B area Class 2 height district and used and occupied since 1912 as follows; cellar—boiler and storage—1 person; 1st floor—bank—20 persons; 2nd floor—shipping, wearing apparel—6 persons; 3rd floor—showroom, ministerial vestments—5 persons; 4th floor—manufacturing ministerial vestments—10 persons; 5th floor—engraving plates—12 persons; 6th floor—real estate office—3 persons, and shipping books—5 persons; 7th floor—office book publishing and stock—8 persons; 8th floor—office, stereopticon slides—2 persons, and cutting lingerie—12 persons; 9th floor—toy showroom—2 persons; 12th floor front—storage of stationery—0 persons; center—manufacturing casters—3 persons, rear—west office, hair goods—2 persons; 11th floor—advertising agency—20 persons; 12th floor—front, office and jewelry—2 persons; center—storage of merchandise—0 persons; rear—dental supplies—3 persons, and office—hair goods—2 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 4 in. wire fireproof interior stairs, one is fire tower from roof bulkhead direct to street, fireproof enclosed, equipped with fireproof self-closing doors; and

WHEREAS, the applicant contends that the building has been occupied as a factory since its erection; that the viola-

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tion relates to four floors on which there are sub-divisions; that on the other floors where one tenant occupies each floor there are no violations; that the violation in question is similar to an order issued by the Department of Housing and Buildings, No. 2427-40, objection 2, reading, "direct means of egress from corridor to exterior fireproof enclosed stairway at Northeast side of building on 6th, 8th, 10th and 12th stories not provided as required by law"; that at that time exit signs were placed at the door in the corridor leading to the rear and arrangements were made to have the door openable at all times during occupancy on either side thereof; that this work was carried out and the violation dismissed; that practically the same condition prevails today; that on the 6th and 12th floors there is no manufacturing; that on the 8th floor there is only one office at the southwest corner used for stereopticon slides with an occupancy of two persons; that on the 10th floor the front portion is used for the storage of merchandise with no one regularly employed; that the subdivisions are as indicated on plans filed with this appeal; that in all cases, the rear door from the corridor is available in addition to the interior fireproof enclosed stairway; that the amendment of section 271 of the Labor Law now states that a single exit may be accepted from a floor or other area of 1000 sq. ft. or less so long as no person is regularly employed on such floor or other area; that on the 10th floor there is no one regularly employed in the front used for storage but the space is more than 1000 sq. ft. in area; that from a practical standpoint the spaces referred to are used solely for offices with only two or three persons employed and these persons have the rear door available; that all of the tenants in question are occupying the premises under leases expiring in 1948 and 1949; that in view of the limited occupancy and the fact that none of the tenants in question are engaged in manufacturing and as arrangements have been made for access to the rear fire tower through corridor door previously accepted, it is requested that the Board accept the exits as previously accepted by the Department; and

WHEREAS, Violation 2427-40 dated May 20, 1940 reading in part as follows has been filed by the applicant:

"2. Direct means of egress from corridor to exterior fireproof enclosed stairway at northeast side of building on the 6, 8, 10 and 12 stories are not provided as required by law."

and

WHEREAS, the applicant has filed with the Board a copy of notice of dismissal of Violation 2427-40 affecting these premises under date of August 14, 1940 signed by the then borough superintendent of the Department of Housing and Buildings; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 250-48, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

77-48-A

APPLICANT—Albert Kindler, for Albert E. Wesslau & Louise J. Whipple, Trustees for the Estate of Louie Reichardt, owner (W. T. Grant, lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—519-521 East 138th street, north side, 100 ft. east of Brook avenue (basement); (Block 2266, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Albert Kindler and W. Pastoro.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (77-48-A)

WHEREAS, Albert Kindler for Estate of Louie Reichardt, owner (W. T. Grant, lessee) filed January 29, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises 519-521 East 138th street, north side, 100 ft. east of Brook avenue (Block 2266, Lot 42), Borough of The Bronx; and

WHEREAS, Order 42911-LF issued by the fire commissioner June 11, 1947 and referred to in a decision of the fire commissioner dated January 29, 1948 reads:

"1. Install an approved, wet automatic sprinkler system in basement of store, having at least one source of water supply, arranged and equipped as per Chap. 26, Art. 16, Adm. Code. Ch. 19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is one story and basement, 15 ft. 3 in. in height, 50 ft. by 100 ft. in area, of Class 3 construction, erected in 1932, located in a business use B area Class 1½ height district, and used and occupied as follows: basement—boilerroom, sales, stock room—8 persons; 1st floor—retail sales; that there are two interior stairs 8 ft. wide at front and 3 ft. wide at rear, of steel and cement construction, enclosed in cinder blocks; that the rear stairs is equipped with fireproof self-closing doors; that the front stairs are open; that stairs do not lead direct to street and ladder and scuttle to roof is provided; and

WHEREAS, the applicant contends that it is proposed to install an automatic wet sprinkler system with complete coverage of the basement and a Fire Department single pumper connection at street level; that the sprinkler system will be supplied from the present 2 in. and 1½ in. domestic water supply; that the basement is provided with four fire extinguishers and sand and water buckets; that the boilerroom is enclosed in 6 in. cinder blocks with fireproof self-closing doors; that there is an exit at rear of basement leading to Brook avenue and an 8 ft. stairway at front of building; that there is also a 5 ft. by 5 ft. hoist and engineer's exit with double rung iron ladder; and

WHEREAS, C. O. 165 issued March 9, 1932 permits the use of the building as a store with 120 lbs. liveload at 1st floor; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the order of the fire commissioner, acting on Order 42911-LF, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be installed throughout the cellar a wet automatic sprinkler system complying with the requirements therefor, except that the water may be supplied from two street lines yoked together, one being a new 3 in. water line and the other an existing 2 in. water line; that the water flow alarm may be omitted and a single siamese may be installed on the front of the building; that the sprinkler heads may be pendant; that all parts of the cellar shall be protected with the sprinkler system except the boilerroom and gas meter room provided that all merchandise is removed from such rooms and that in all other respects the building and occupancy shall comply with all laws, rules and regulations; that the existing cement block partition with fireproof self-closing doors across the basement shall be maintained from floor to ceiling without other openings; that in all other respects the building and occupancy shall comply with all laws and rules applicable.

243-48-A

APPLICANT—R. D. W. Realty Corp., owner (Roy Press, lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas Keogh.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal denied.

MINUTES

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (243-48-A)

WHEREAS, R. D. W. Realty Corporation, owner, for Roy Press, lessee, filed March 16, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 63-65 Beekman street and 62-64 Gold street, southeast corner (Block 94, Lots 17 and 19), Borough of Manhattan; and

WHEREAS, Order #407674 F issued by the Fire Commissioner January 17, 1947, and referred to in his decision dated February 16, 1948, reads:

"3. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply approved and equipped as per Ch. 26, Art. 16, Adm. Code.

Note: Plans to be filed with and approved by the Department of Housing and Buildings before work on such system is commenced."

and

WHEREAS, the applicant states the buildings are 6 and 4 stories, 71 ft. 5 in. and 46 ft. in height, respectively, Class 3 construction, located on a lot 48 ft. 6 in. by 104 ft. 7½ in. in area, and building is 48 ft. 6 in. by 104 ft. 7½ in. in area located in an unrestricted use, B area, Class 2 height district, used and occupied as follows: Beekman St. Building: Cellar, storage; Basement, storage, 1 person; 1st floor, printing, 6 persons; 2nd floor, printing and offices, 13 persons; 3rd floor, bindery, 10 persons; 4th floor, same, 1 person; 5th floor, storage, 6 persons; 6th floor, storage, 0 persons; Gold Street Building: Basement, storage, 2 persons; 1st floor, printing, 6 persons; 2nd floor, same, 12 persons; 3rd floor, bindery, 4 persons; 4th floor, bindery, 6 persons; that there is a sprinkler head in the waste paper vault on first floor and a perforated pipe sprinkler system in part of the cellar and subcellar; that buildings are equipped with an approved standpipe system, interior fire alarm system and regular fire drills are maintained; that there are two interior stairs, one 3 ft. 8 in. wide of steel construction, enclosed with 6 in. cement partitions and one 3 ft. wide wood stairs, enclosed in fire-retarded partitions; that stairs are equipped with fire-proof, self-closing doors and lead to street and to roof; there is one fire escape on the Beekman Street front extending to street by ladder; and

WHEREAS, Certificate of Occupancy 12314 was issued March 16, 1927, upon completion of Alt. 1369-26, permitting the use of 62-64 Gold Street as storage in the cellar and factory above with an occupancy of 12 persons per floor above the cellar; and

WHEREAS, the applicant contends that the two buildings are operated as a single unit; that another sprinkler system throughout is not necessary; that item 3 of the order, which is the subject of this appeal was one of 12, all of which consisted primarily of housekeeping items which were immediately complied with and the premises are now operated in compliance with the Administrative Code; that no hazardous situation exists to warrant the installation of a sprinkler system; that the applicant has retained and will continue to retain an employee whose duty it is to prevent any condition arising which would lead to a fire hazard; that the buildings are used as a magazine printing plant; that the employee retained to prevent fire hazard gathers up all scrap paper or refuse of which there is very little as the paper comes in proper sizes and he deposits such scrap in an approved fireproof wastepaper vault on the first floor which is fitted with a sprinkler head; that paper is delivered to the building in stacks on skids and in the event of a flame should be put to it, it would char but not burn because of the absence of air space; that in addition, the paper is stored in the basement on a concrete floor and only immediately needed stock is carried to the upper floors; that the enforcement of the order of the fire commissioner would create a hardship as the buildings are old and cannot support the required source of water supply without installing steel

which would extend through all the floors and would be very costly; that there is a Fire Department station on the adjoining block; that the inspection which led to the issuance of the order followed a smoke fire in the basement caused by an employee melting type who threw hot dross on the floor instead of in the cans provided for it; that no damage was done and it was not even necessary to turn on the water when the Fire Department arrived; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent on Order 407674-F, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

267-48-A

APPLICANT—Mardus, Leizer and Ott, for John Dalessio, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—505 Bay street, northeast corner of Wave street (Block 488, Lot 1), Stapleton, Borough of Richmond (under section 35, General City Law—re bed of mapped street—proposed widening of Bay street).

APPEARANCES—

For Applicant: Frederick Mardus and John Dalessio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (267-48-A)

WHEREAS, Mardus, Leizer & Ott, for John Dalessio, owner, filed March 24, 1948, an application pursuant to section 35 of the General City Law re bed of mapped street—proposed widening of Bay street—as cited in a decision of the borough superintendent, affecting premises 505 Bay street, northeast corner of Wave street (Block 488, Lot 1), Stapleton, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent, dated February 27, 1948, re N.B. Applic. 447-47, as corrected by letter dated April 20, 1948, reads:

"1. This premises is subject to a street widening of 20 feet. Building shown is therefore in the bed of a mapped street and subject to action by the Board of Standards and Appeals. Sec. 35, General City Law."

and

WHEREAS, the proposed building will be two stories, 21 ft. in height, 25 ft. by 60 ft. 8 in. in area at first floor, 25 ft. by 59 ft. 8 in. in area at second floor, Class 2 construction, on a lot 25 ft. by 91 ft. in area, located in a business-1 use, C area district, Class 1½ height district, used and occupied as follows: 1st floor, taxicab stand and office, 6 persons; 2nd floor, offices, 5 persons; that the building will be provided with one 3 ft. 4 in. wide steel and concrete stairs, enclosed in two hour partitions, equipped with fireproof self-closing two hour doors, and leading direct to street, and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the mapped street widening affecting these premises was adopted May 6, 1904; that the borough president has advised the owner that a study is now under way which will undoubtedly eliminate the widened street line as mapped; that the proposed study intends to reduce the cost of widening this particular location which is generally occupied by business buildings by eliminating the need for widening by the creation of a new through traffic route east of Bay street; that in consideration of permission by the Board to construct the building in the bed of a mapped street, the

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owner waives any right to condemnation with respect to improvements made on the property until such time as the city will rescind the widening and the owner also binds his successors or assigns to this waiver.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 447-47, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the construction of the building as proposed and as indicated on plan filed with this appeal marked "Received March 24, 1948," 1 sheet, and survey marked "Received March 29, 1948," 1 sheet, *on condition* that in the event a portion of the property is taken for street purposes as proposed on the city map that the owner will remove the portion of the building within such mapped street at his own expense and make no claim for the building so removed or the cost or reconditioning the portion of the building that would remain.

276-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 2, between Main and New Dock streets (between Main and Fulton streets); (Block 26, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard S. Wegman.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (276-48-A)

WHEREAS, Leonard S. Wegman & Co., for Famous Realty, Inc., owner, filed March 26, 1948, an appeal from an order and decision of the fire commissioner, affecting premises Pier 2, between Main and New Dock streets (between Main and Fulton streets), (Block 26, Lot 1), East River, Borough of Manhattan; and

WHEREAS, Order #21480-LF issued by the Fire Commissioner January 15, 1948, and referred to in his decision dated February 28, 1948, reads:

Section C-19-161.0 of the Administrative Code of the City of New York places the responsibility on the fire commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the fire department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are therefore, ordered to:

Provide substructures of piers with:

"A. Fire stops at intervals of 160 feet, and in addition thereto, either 1 or 2 as set forth below:

1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit of water discharge to the entire substructure area.

— OR —

B. A system of mono-rail nozzles so arranged as to permit of water discharge to the entire substructure

area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

— OR —

C. Provide trenches across pier every 100 feet; trenches not to exceed 12 inches in width of substantial construction to conform to the rest of the pier, to run to within approximately 5 feet of the sides of the pier, with the openings protected in sections not to exceed 25 feet for access of removal in case of fire. (Sect. C19-161.0 Admin. Code)."

Note: Plans and specifications to be filed with and approved by the Department of Marine and Aviation before work is commenced.

and

WHEREAS, the applicant states that the pier is 57 ft. by 373 ft. in area, located in an unrestricted use A area Class 2 height district, erected in 1890, and used and occupied for loading lighters, 15 persons; and

WHEREAS, the applicant states that the order required the installation of fire stops and 10 in. by 10 in. deck openings; that this pier was constructed about 1900 and is approximately 350 ft. long by 51 ft. wide; that at the inshore end there is a two story gate house approximately 53 ft. by 20 ft. in area; that there are four city fire alarm boxes within 600 ft. and in addition there is an ADT alarm box 150 ft. to the east; that there are two New York City high pressure hydrants at Main street, 150 ft. to the east; that 24-hour watchman service is maintained seven days a week and there is an ADT check-in box at the gate house on the pier; that a New York City fire boat is stationed at Fulton street, 900 ft. to the west; and

WHEREAS, the applicant contends that the pier is subject to very limited use and is not used for handling cargo to and from ships; that its length, width and physical condition are insufficient for the accommodation of modern vessels; that the average depth of the adjoining slip on the west is approximately 8 ft. below mean low water; that lighters are occasionally berthed near the inshore end for the discharge of bags of coffee; that no merchandise is stored on the pier and no part of the pier is used for any other purpose other than the inshore third; that no highly inflammable, combustible or explosive merchandise will be placed on the pier; that the entire area extending from 500 ft. west to 350 ft. east of this pier is to be re-developed in the near future and work has already been started with the demolition of adjoining pier 3; that the pier in question will be removed and the slip to the west completely filled in and a portion of the slip to the east; that if for some reason the re-development does not take place, the pier in question will require extensive repairs and the owner would, of course, install fire stops and deck openings at the time of such repair; it is therefore requested that the Board modify the order of the fire commissioner since there are adequate city fire alarm boxes, since the pier is not in use for merchant ship cargo and since it is within 900 ft. of the New York City fire boat station and is accessible to both land and water fire-fighting equipment and since it is planned to demolish the pier in the near future and since a watchman's service is maintained 24 hours a day, seven days a week.

Resolved, that the order of the fire commissioner acting on Order 21480-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

277-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty Co., Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 4, Foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Leonard S. Wegman.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (277-48-A)

WHEREAS, Leonard S. Wegman & Co., for Famous Realty, Inc., owner, filed March 26, 1948 an appeal from an order and decision of the Fire Commissioner, affecting premises Pier 4, Foot of Jay street, East River (Block 3, Lot 12), Borough of Brooklyn; and

WHEREAS, Order #21486-LF issued by the Fire Commissioner January 16, 1948 and referred to in his decision dated February 28, 1948, reads:

"Sect. C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

1. Install an approved automatic dry sprinkler system throughout the Pier, having at least one source of water supply. Sec. C19-161.0 Adm. Code.

Note: Plans and specifications to be filed with and approved by the Department of Marine and Aviation before work is commenced.

In connection with the installation of check valves and other working parts of Sprinkler equipment, this Department shall be notified, in writing, if it is desired to permanently cover or conceal such portions of the work in order that same may be examined and approved; and no work permanently covered or concealed will be accepted by this Department unless the same has first been examined and approved in writing.

2. Provide in each section, centrally located, at least one thin glass screened skylight 5 ft. by 20 feet, or in lieu thereof, at least one louvered skylight of equivalent ventilating capacity, or at least one 36 inch ventilator, or its equivalent. Sec. C19-161.0 Adm. Code.

Note: Plans to be submitted to the Department of Marine and Aviation for approval before work is commenced.

Note: This order shall not be required if an approved sprinkler system is maintained on the pier."

and
WHEREAS, the decision of the fire commissioner, dated February 28, 1948, reads—(see digest in Cal. 278-48-A); and

WHEREAS, the applicant states that this pier was constructed in 1890 and is approximately 204 ft. long by 63 ft. wide, covered with a one and two-story frame shed, approximately 155 ft. by 69 ft. in area; that the pier is provided with the following fire protection devices: 8, 50 gallon red-painted steel fire barrels with 3 round bottom pails for each barrel; the barrels are stationed at 50 ft. intervals around the perimeter of the shed; in addition there are two barrels on the second deck; that there are three no smoking signs and directional arrows to the barrels; there are four 5 ft. by 6 ft. skylights in the shed roof and windows in the second deck exterior walls; there are six 12 in. by 12 in. protected openings in the deck for nozzle access to the substructure; there is a 2½ in. covered water supply line to the interior hose racks; that there are two hose racks, one 100 ft. unit on the first deck and one 50 ft. unit on the second deck; there is an ADT fire alarm box on the in-

shore end of the shed; that there are four city fire hydrants within 250 ft. of the shed and an ADT alarm box located on pier 3, approximately 120 ft. to the east; a New York City Fire alarm box is approximately 225 ft. distant from the pier; watchman service is maintained 24 hours, 7 days a week; and

WHEREAS, the applicant contends that the pier is not used for handling cargo to and from ships as it is not sufficiently long to accommodate modern vessels; that the average depth of adjoining slips is only 12 ft. below mean low water, thereby making it impossible to berth a modern freighter; that no merchandise is stored on the first deck; that the second deck is used for storage of a minor amount of rope coils and rope fenders; that no highly inflammable or combustible merchandise will be placed on this pier; that compliance with order of the fire commissioner is not necessary since the pier is not in use for merchant ship cargo and cannot accommodate such ships and since the pier is already provided with fire-fighting facilities and is readily accessible to both land and water fire fighting equipment, it is requested the order of the fire commissioner be waived.

Resolved, that Order 21486-LF of the fire commissioner be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

278-48-A

APPLICANT—Leonard S. Wegman & Co., for Famous Realty, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 3, Foot of Jay street (Block 3, Lot 12), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard S. Wegman.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (278-48-A)

WHEREAS, Leonard S. Wegman and Company for Famous Realty, Inc., owner, filed March 26, 1948, an appeal from an order and decision of the fire commissioner, affecting premises pier 3, foot of Jay street, East River (Block 3, Lot 12), Borough of Brooklyn; and

WHEREAS, Order #21487-LF issued by the Fire Commissioner January 16, 1948, reads:

Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the fire commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the fire department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are therefore, ordered to:

Provide substructures of piers with:

"Sect. C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers

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and men have been injured and equipment destroyed at fires on waterfront facilities.

1. Install an approved automatic dry sprinkler system throughout the pier, having at least one source of water supply. Sec. C19-161.0 Adm. Code.

2. Provide in each section between baffle fire curtains, centrally located, at least one thin glass screened skylight, 5 ft. by 20 ft. or in lieu thereof, at least one louvered skylight of equivalent ventilating capacity, or at least one 36 inch ventilator, or its equivalent. Sec. C19-161.0 Adm. Code.

and
WHEREAS, the decision of the fire commissioner dated February 28, 1948, reads:

"This will acknowledge receipt of your communication of February 14th with respect to violations issued against the owners of the above mentioned piers.

In connection with Order No. 21480-LF, you are advised that this department does not grant extensions of time for compliance. You have given us nothing definite in your statement as to when this pier is to be demolished. Therefore, we consider the order reasonable and necessary.

With respect to Orders 21486-LF and 21487-LF, your request for reconsideration of these items is denied. The rules of the department require sprinkler protection on all piers and if the order is considered unnecessary you have the alternative of filing an appeal with the Board of Standards and Appeals as indicated in the violation notices which have been issued.

A reinspection will be made in connection with Order No. 21488-LF and you will be advised as to the result of this reinspection when the report has been received."

and

WHEREAS, the applicant states that the pier in question is 265 ft. long by 90 ft. wide, covered with a one-story steel frame shed, approximately 260 by 69 ft., 21 ft. high to the bottom chord of the truss, erected in 1909, located in an unrestricted use, A area, Class 2 height district and used since 1909 for intransit storage and provided with the following fire protection: nine 50 gallon red-painted steel fire barrels with 3 round bottom fire pails at each barrel; these barrels are stationed at 60 ft. intervals around the perimeter of the shed; there are installed four no-smoking signs and directional arrows to the fire barrels; six 30 in. diameter gravity-type ventilators equally spaced along shed peak; eleven 7 ft. by 16 ft. skylights in the shed roof; there are four 12 in. by 12 in. protected openings in the deck for nozzle access to the substructure; there is a 2½ in. water supply line on the west stringpiece; and an ADT fire alarm box at the inshore of the shed; that in addition there are four city water hydrants within 320 ft. of the shed and an ADT fire alarm is located at Pier 4 approximately 120 ft. to the west; that there is a New York City fire alarm box approximately 275 ft. distant from the pier; that watchman service is maintained 24 hours, 7 days per week; and

WHEREAS, the applicant contends that the order of the fire commissioner requires an approved automatic dry sprinkler system, skylights or ventilators and underdeck fire stops with protected deck openings; that it is proposed to install an asbestos laminated underdeck fire stop across the entire length of the pier approximately at the midpoint; that the pier is not used for handling cargo to and from ships; that the average depth of the adjoining slips is only 12 ft. below mean low water, thereby making it impossible to berth a modern freighter; that the pier shed is used solely for intransit storage of coffee bags which are loaded to and from trucks and from cars; that no highly inflammable, combustible or explosive material will be stored on the pier; that it is proposed to comply with the order of the fire commissioner in all respects except the installation of the automatic sprinkler system and it is accordingly requested the owner be not required to comply with the portion of the order relating to the installation of the automatic sprinkler system on this pier.

Resolved, that Order 21487-LF of the fire commissioner, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

377-48-A

APPLICANT—Saul Goldsmith, for Raynin Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (2nd floor); (Block 3335, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (377-48-A)

WHEREAS, Saul Goldsmith, for Raynin Corporation, owner, filed April 21, 1948, an appeal from a decision of the borough superintendent, affecting premises 1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (Block 3335, Lot 45), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1948, on amendment to Alt. Applic. 625-46, reads:

"1. Provide exits from the 2nd floor as required by Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 15 and 26 ft. in height; 50 ft. by 124 ft. 2¾ in. in area at 1st floor; 25 ft. by 60 ft. in area at 2nd floor, of Class 3 construction; erected 1914 and 1923; located on a lot 50 ft. by 125 ft. 3½ in. in area, in a business use, C area, Class 1½ height district and used and occupied since 1947: cellar, boiler room and storage; 1st floor, coating of textiles, 25 persons; 2nd floor, office and laboratory, 3 persons; that no change in use or occupancy is proposed; that the building is proposed to be provided with a single source sprinkler system; that there is one 3 ft. wide wood stairs, enclosed in 4 in. cinder blocks at 1st floor, equipped with fireproof self-closing one hour test doors leading direct to street and provided with a ladder and scuttle to roof and proposed to be provided with a balcony and counterbalanced sliding ladder to street at front with fireproof self-closing doors and windows on its course; and

WHEREAS, C.O. 4058 issued July 8, 1923, upon completion of work under Permit 5709 of 1923 permits the use of the 1st floor as public garage and 2nd floor as a repair shop; and

WHEREAS, the applicant contends that the building was originally erected in 1914 and altered in 1923 under Alt. Applic. 5708-23 for use as a public garage on the 1st floor and as motor vehicle repair shop on the 2nd floor pursuant to a variance granted by the Board under Cal. 1459-22-BZ; that in 1947, the present owners purchased the building for their own use and plans were filed under Alt. 625-46 for changes in the building and for change of use; that the work filed under Alt. 625-46 consisted of providing a fireproof mixing and storage vault for inflammables and other minor items and the change of use was for the coating of fabrics on the 1st floor and for office and laboratory on the 2nd floor; that the borough superintendent refused to accept the second floor use unless it complied with Section 270 of the Labor Law; that the plans were subsequently approved for the 1st floor use only with the 2nd floor completely closed off and the stair to be removed; that on February 20, 1948, this applicant filed an amendment to

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legalize the 2nd floor office and received the decision herein appealed; and

WHEREAS, the applicant further contends that the 1st floor use is coating of textiles to make them waterproof; that inflammables are stored and the mixing is done in a room of fireproof construction properly ventilated; that the entire first floor is ventilated by mechanical means in compliance with regulations of the fire department and the State Labor Department; that a maximum of 100 gallons of gelatine inflammables are kept in open vessels throughout the 1st floor area; that the following materials are stored in the fireproof vault; 35 drums total of lacquer solutions, ethyl acetate and amyl acetate, 3 drums of butyl acetate, 5 drums of acetone, 3 drums of methyl ethyl ketone; that all drums are 50 gallons each; that the occupancy of the 1st floor is 25 employees as a maximum; that the 1st floor exits consist of two front exits to street and a rear exit to a 5 ft. yard and thence through a door to be cut in a fence to an adjoining rear yard; that a ladder to the one story roof will also be provided; that stairs to second floor are enclosed in fire retarded construction, equipped with fireproof self-closing doors and 4 in. cinder concrete blocks; that the ceiling under the second floor is fire retarded with plaster boards and 26 gauge metal; that the ceiling under the one story portion is covered with plaster boards; that the 2nd floor is used for office and laboratory with a maximum occupancy of three; that egress from the second floor is by way of open stair to the street enclosed at 1st floor and by egress to the rear one story extension roof through a window and then down by ladder to the rear first floor yard; that it is proposed to install a 3 ft. 8 in. balcony and counterbalanced sliding drop ladder at the front to the street; that the entire building will be equipped with a one source sprinkler system; that auxiliary fire-fighting equipment will be provided; that in view of the small area of the 2nd floor and the small number of occupants it is requested that the Board grant an exception and accept the exit conditions as proposed.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on amendment to Alt. Applic. 625-46 and that the application be and it hereby is *granted* as to Objection 1, *on condition* that the building shall be maintained as proposed and as indicated on plans filed with this application marked "Received April 21, 1948," four sheets, and the exits shall be maintained as proposed and as thereon shown; that the building shall not be increased in height of area; that the storage of inflammable and combustible materials shall be subject to permits issued by the fire commissioner; that a voluntary one source sprinkler system complying with the requirements for a sprinkler system in the Administrative Code shall be intalled throughout the building; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

465-21-A

APPLICANT—Sidney Daub, for Bonded Film Storage Co., Inc., owner.

SUBJECT—Application for consideration—reopening—on new decision as to sprinkler system—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—36-25 (700) Vernon boulevard, east side, 200 ft. north of Webster avenue (Block 358, Lot 10), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

237-47-A

APPLICANT—John Thatcher and Son, for Touraine Realty Corp., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: John H. Thatcher.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

154-48-A

APPLICANT—Emil Marotti, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25 Seaside boulevard, northwest corner of Robin road (Block 3124, Lot 80), South Beach, Borough of Richmond (under section 35, General City Law re bed of mapped street—Seaside boulevard).

APPEARANCES—

For Applicant: John C. Mauro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn by applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

287-48-A

APPLICANT—Julius S. Rapson, for Frances Harrison, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—88-40 192nd street, west side, 335 ft. south of Hillside avenue (Block 10456, Lot 36), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after hearing.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1288-39-A

APPLICANT—Saul Goldsmith, for Pedine Realty Corp., owner (Pequot Mfg. Corp., lessee).

SUBJECT—Application reopened February 10, 1948—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (under section 36, General City Law).

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948, at 2 P.M. for applicant to file correct plans and arrange for flow test of hydrant.

MINUTES

314-48-A

APPLICANT—John B. Mooney, for Addian Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: John B. Mooney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1948 at 2 P.M. at request of applicant.

323-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 1 (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond J. McGovern.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to June 15, 1948 at 2 P.M. at request of applicant.

324-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 2 (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond J. McGovern.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to June 15, 1948 at 2 P.M. at request of applicant.

325-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 3 (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond J. McGovern.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to June 15, 1948 at 2 P.M. at request of applicant.

339-48-A

APPLICANT—Reynolds Metal Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—73-39 Woodhaven boulevard, the south side of Metropolitan avenue, 466.99 ft. south of Trotting Course lane (Block 3886, Lot 671); Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Cantales.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to June 22, 1948 at 2 P.M. for applicant to file plan of entire building and correct appeal papers.

392-48-A

APPLICANT—Edwin Augustus Acker, for Arthur Courtney, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10-43 48th avenue, north side, 159 ft. west of 11th street (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edwin Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 2 P.M. for inspection and decision by the Board without further argument; hearing closed.

398-48-A

APPLICANT—James E. McKillop, for Domenick Crecco, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—140-46 Bascom avenue, south side, 402.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 2 P.M. for inspection and decision by the Board without further argument; hearing closed.

406-48-A

APPLICANT—Lama and Proskauer, for Walter Tisch, owner (East Coast Soap Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 2 P.M. for inspection and decision by the Board without further argument.

424-48-A

APPLICANT—Lama and Proskauer, for Manida Foundation, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 2 P.M. for inspection and decision by the Board without further argument.

MINUTES

434-48-A

APPLICANT—Samuel Rosenblum, for Ralph Kempner, et al., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 & 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Arthur Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 2 P.M. for inspection and decision by the Board without further argument.

ZONING APPLICATIONS

315-33-BZ

APPLICANT—Peggy Cooney, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Astoria avenue (boulevard) and 44th street (Block 717, part of Lot 29), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snacken-berg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (315-33-BZ)

WHEREAS, this application affecting premises southeast corner of Astoria avenue and 44th street (Block No. 717, part of Lot No. 29), Astoria, Borough of Queens, was granted by the Board March 13, 1934, on certain conditions; and

WHEREAS, time was extended April 23, 1935, September 24, 1935, April 28, 1936 and February 23, 1937; and

WHEREAS, the resolution was amended on September 10, 1940 and January 27, 1942; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 13, 1934, as *amended* by resolutions adopted through January 27, 1942, only so far as it has reference to the number of tanks, so that as *amended* this portion of the resolution shall read:

"... that the total number of tanks installed on the premises shall not exceed five 550 gallon tanks, all installed along the frontage of Astoria boulevard; that the two tanks now installed on 44th street shall remain sealed and unused, as shown on plan filed with this request for amendment marked 'Received June 4, 1948' (Misc. 1446-48)."

181-41-BZ

APPLICANT—Herman Kron, for Jacques Galef, owner (Jacob Goldstein, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue (Block 939, Lots 55-58), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (181-41-BZ)

WHEREAS, this application under section 7h of the building zone resolution, to permit in a residence use district, for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles; premises 304-308 East 34th street, south side, 101.3 ft. east of Second avenue (Block No. 939, Lot No. 55, 56 and 57); Borough of Manhattan, was denied by the Board on November 5, 1941; and

WHEREAS, this application under section 7h of the zoning resolution, to permit on a plot partly in a residence and partly in a business use districts, the parking and storage of more than five (5) motor vehicles, affecting premises 302 to 308 East 34th street, south side, 80 ft. east of 2nd avenue (Block 939, Lots 55, 56, 57 and 58), Borough of Manhattan, was granted by the Board on October 28, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 28, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained and all work completed and that additional time is required to obtain a certificate of occupancy, that all work shall be completed, including the obtaining of the certificate of occupancy, within three (3) months from the date of this *amended* resolution."

706-41-BZ

APPLICANT—James M. Murtha, for Viola Murtha, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—115-117 Beach 96th street, northwest corner of Shore Front parkway (Block 635, Lot 76), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: James M. Murtha.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (706-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 115-117 Beach 96th street, northwest corner of Shore Front parkway (Block 635, Lot 76), Rockaway Beach, Borough of Queens, was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on June 27, 1944, June 18, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 14, 1942, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied for the parking and storage of more than five motor vehicles, *on condition* ...; that other than as *amended* herein, the resolution adopted July 14, 1942, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Misc. Applic. 5827-41)."

276-46-BZ

APPLICANT—Max Wechsler, for 72nd Street Realty Co., owner (Sheridan Sportwear, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, for a term of years, the extension of an existing wearing apparel factory, into the residence district.

PREMISES AFFECTED—1145-1149 Liberty avenue and 145-159 Sheridan avenue, northeast corner (Block 4182, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (276-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence and business use districts the extension of an existing wearing apparel factory into the residence use district, affecting premises 1145-1149 Liberty avenue and 145-159 Sheridan avenue, northeast corner (Block 4182, Lot 1), Borough of Brooklyn, was granted by the Board on May 28, 1946 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 28, 1946, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"... *granted* for a term of two years from the date of this *amended* resolution ...; that other than as herein *amended*, the resolution adopted May 28, 1946, shall be complied with in all respects and that a certificate of occupancy shall be obtained."

322-46-BZ

APPLICANT—Leon E. Borden, for Breitfeller Motors, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a building to be used as an automobile showroom and accessories.

PREMISES AFFECTED—189-20 to 189-24 and 191-02 to 191-20 Northern boulevard, southwest corner, of 192nd street (Block 5513, Lots 27, 55 and 56), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leon E. Borden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (322-46-BZ)

WHEREAS, this application, under section 7i of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a building to be used as an automobile showroom and accessories, affecting premises 189-20 to 189-24 and 191-02 to 191-20 Northern boulevard, southwest corner of 192nd street (Block 5513, Lots 27, 55 and 56), Flushing, Borough of Queens, was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, the plans submitted for approval, as being in substantial compliance with the Board's requirements, were approved February 18, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 23, 1946, as *amended* by resolutions adopted through February 18, 1947, only in the following respects:

"... that an additional door may be introduced on the Northern boulevard front into the showroom toward the east, as shown on revised plan, marked 'Received June 8, 1948,' (1 sheet), *on condition* that in all other respects the requirements of the resolution as adopted by the Board shall be complied with; and that all permits required shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (N.B. App. 2261-46)."

398-45-BZ

APPLICANT—Charles M. Spindler, for Stanley Kilburn, owner.

SUBJECT—Application for consideration—reopening—new decision and proposal—re Application (decision of the borough superintendent) under sections 7i and 7A of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop in conjunction with automobile showroom (previously denied by the Board); with proposed driveway and exit located more than 25 ft. from a business street.

PREMISES AFFECTED—209-01 to 209-19 Northern boulevard, 43-27 to 43-33 209th street, northeast corner and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

411-47-BZ

APPLICANT—Reginald S. Hardy, for Mark A. Beathan, owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years the erection of a business building to be used as an office.

PREMISES AFFECTED—214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 13, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

317-47-BZ

APPLICANT—Lama and Proskauer, for Hamilton Center Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district for a term of years, the change of occupancy from office, storage of incombustible materials and five motor vehicles, to storage garage for more than five motor vehicles, office and machining of ship parts.

PREMISES AFFECTED—340-344 Hamilton avenue, west side, 69 ft. 7 in. south of Mill street (Block 552, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen dismissed for lack of prosecution.

THE VOTE TO DISMISS REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIAL SUBMITTED FOR APPROVAL

79-48-SA

APPLICANT—Chrysler Corporation, Airtemp Division, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional names—re Chrysler Airtemp Automatic Oil Fired Steel Boilers Models BLF-110, BLF-165 and BLF-220 (previously approved.)

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (79-48-SA)

WHEREAS, Airtemp Division, Chrysler Corp., owner, filed on January 29, 1948, an application with the Board of Standards and Appeals for approval of their appliance known as Chrysler Airtemp Automatic Oil Fired Boilers, Models BLF-110, BLF-165 and BLF-220 under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals; and

WHEREAS, this appliance was approved by the Board on April 13, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 13, 1948, by adding thereto:

"... that this appliance may also be marketed by the Stokal Company, Model Nos. OB 5, OB 10, and OB 15 and by the Viking Manufacturing Co. as Models 146 XO and WO, 169 SO and WO, 196 SO and WO."

Adjourned: 5:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That all the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

BULLETIN

JUL 21 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Court Decision.

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PETITIONS FOR

CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On May 27, 1948, copy of petition and order of certiorari was served on the Board by Samuel B. Wasserman, attorney for Fannie Weinstein, as President of Amalgamated W. C. Nursery, in connection with the Board's denial of their appeal on April 20, 1948, for reopening and amendment of a previous resolution adopted by the Board; Cal. No. 923-47-A; premises 3975 Sedgwick Avenue, N.W. Cor. Dickinson Avenue (basement), Borough of The Bronx.

On June 3, 1948, copy of petition and order of certiorari was served on the Board by Davies, Auerbach, Cornell & Hardy, attorneys for New York Dock Co., owner, in re the Board's denial of their appeals on April 27th, 1948, from orders of the Fire Commissioner to provide transverse firestops beneath piers—No. 13, Fulton Terminal, at foot of Montague Street, Cal. No. 182-48-A, and No. 14, Fulton Terminal, at foot of Montague St., Cal. No. 181-48-A, Borough of Brooklyn.

COURT DECISION

Matter of Dombrowski et al, objectors, (Murdock)—On July 1, 1947, the Board granted variance under section 7c of the building zone resolution, to permit in a business use district the extension of use as proposed on certain conditions; Cal. No. 109-43-BZ, premises 64-08 Perry Avenue, south side, 47.73 ft. east of Willow Avenue, Maspeth, Borough of Queens.

Mr. Justice Stoddart sustained the Board, stating in part, "that the board had the power to grant the variance (sec. 7c of the building zone resolution) and as there was no abuse of discretion, the court will not interfere with the board's determination". (N.Y.L.J. June 8, 1948, p. 2151).

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to June 15, 1948

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543-48-A—H.B.Q.—61-11 188th street, east side, from Horace Harding boulevard to 64th avenue (cellar, 1st and 2nd floors); (Block 7117, Lot 2), Flushing, Borough of Queens, Amendment to N.B. 6525-47.

544-48-SM—Johnson Flexible Metal Gas Appliance Connector, manufactured by Johnson Metal Hose, Inc., Material.

545-48-SA—Preshon Oil Fired Cleaning Machine (for cleaning and degreasing machinery, autos, etc.), Appliance.

546-48-BZ—H.B.B.—172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (Building 39); (Block 199, part of Lot 3), Borough of Brooklyn, Alt. 981-48.

547-48-A—H.B.B.—172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (1st floor—Building 39); (Block 199, part of Lot 3), Borough of Brooklyn, Alt. 981-48.

548-48-BZ—H.B.M.—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan, Alt. 596-48.

549-48-A—H.B.M.—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan, Alt. 596-48.

550-48-BZ—H.B.M.—214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan, Alt. 783-48.

551-48-A—H.B.M.—214-216 West 17th street, south side, 162 ft. west of 7th avenue (5th and 6th floors); (Block 766, Lot 53), Borough of Manhattan, Alt. 783-48.

552-48-SA—Zuron Safe Petroleum Dry Cleaning Unit, Appliance.

553-48-A—H.B.M.—205 Chambers street, northeast corner of West street and 197 Reade street, southeast corner of West street (Block 139, Lot 27), Borough of Manhattan, Amendment to Alt. 78-48.

554-48-A—H.B.B.—2-4 Pierrepont street, southeast corner of Pierrepont place (11th, 12th floors and penthouse); (Block 241, Lots 20 and 21), Borough of Brooklyn, N.B. 584-48.

555-48-A—H.B.Bx.—3825 Corlear avenue, southwest corner of West 240th street and southeast corner of Tibbett avenue (Block 3414, Lots 40, 48, 52, 55, 59, 65, 69, 73 and 74), Borough of The Bronx, 57690-LC and Decision.

556-48-A—H.B.R.—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond, N.B. 110-48 (under section 36, General City Law re buildings not fronting on legal street).

557-48-BZ—H.B.Q.—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue (Block 608, Lots 16 and 17), Long Island City, Borough of Queens, Alt. 3428-46.

558-48-A—F.D.—346-348 Cumberland street, west side, 52 ft. south of Fulton street (1st floor); (Block 2005, Lot 53), Borough of Brooklyn, 21533-LF and Decision.

559-48-SA—A.B.C. Home Laundry Washer, Model 200, Appliance.

560-48-SM—Wynsote (flame resistant vinyl coated fabric), manufactured by the Pantasote Co., Material.

561-48-SA—Petroleum Hydraulic Gasoline Storage and Deliver System, Appliance.

562-48-A—H.B.Bx.—North side of Crotona avenue, 502 ft. east of Garden street (Block 3084, Lot 1), Borough of The Bronx, N.B. 452-48.

563-48-A—H.B.B.—1785 Stockholm street, south side, 200 ft. east of Wilson avenue (1st and 2nd floors); (Block 3257, Lot 14), Borough of Brooklyn, Alt. 1503-47.

564-48-BZ—H.B.B.—1-11 Stone avenue, 405-415 Sumpter street, northeast corner of 1806-1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn, N.B. 433-48.

565-48-SA—Dearborn Gas Space Heaters, Models DVC-20, DRV-30, DRV-45, DRV-60 and DRV-65, Appliance.

566-48-A—H.B.B.—114-116 East 85th street, south side, 180 ft. 8 in. east of Park avenue (Block 1513, Lot 64), Borough of Manhattan, Amendment to Alt. 646-48.

567-48-BZ—H.B.B.—6314-6322 Avenue N (6302 displayed) and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn, Alt. 1317-48.

Restored to Docket

798-47-A—F.D.—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 121, Lot 26), Borough of Brooklyn Decision re 19672-LF.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Tank Trucks, Fuel Oil, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.....	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 22, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 22, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

1086-46-BZ—Application of Leonard A. Swarthe, applicant, on behalf of A. and H. Karsten, Inc., owner, reopened December 2, 1947, under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; premises 2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L.

Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubritory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

104-48-BZ—Application, February 9, 1948, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schinmenti, applicant, on behalf of Corner Realty Corp., owner, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning; premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

403-48-BZ—Application, May 4, 1948, under sections 7c and 21 of the zoning resolution, of William I. Hohausser, applicant, on behalf of Myer 1890 Bottling Co., Inc., owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard; premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

311-48-BZ—Application, March 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard; 1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

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802-41-BZ—Application of Nathaniel C. Saxe, applicant, on behalf of David Koss, owner, reopened June 2, 1948 for consideration as to extension of term of variance (expired by limitation)—Application previously granted on condition under 7h of the zoning resolution, for a temporary term of years permitting in a residence use district the parking and storage of more than five motor vehicles; premises 219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, east side, 140 ft. south of Edgemere avenue (Block 280, Lot 10), Edgemere, Borough of Queens.

921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

628-29-BZ—Application of Lama and Proskauer, applicants, on behalf of Harry J. Pieper, owner, reopened November 12, 1947, under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one half ton trucks; premises 71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens.

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

706-47-BZ—Application, July 11, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sadie V. Owens, owner, to permit in a business use district the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises 162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

709-47-BZ—Application, July 22, 1947, under sections 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Eugene Marcus, owner, to permit in a business use, C area district the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted; premises 5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

7-48-BZ—Application, January 6, 1948, under section 21 of the zoning resolution, of Jacob Lubroth, applicant, on behalf of Marchville Realty Corp., owner, to permit in a business use, C area district the extension to an existing building on first floor, using more than the permitted area; premises 35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, northeast corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

18-48-BZ—Application, January 2, 1948, under section 7c of the zoning resolution, of Lama and Proskauer,

applicants, on behalf of R. T. Realty Corp., owner (Blue Moon Wet Wash Laundry, Inc., lessee), to permit in a business use district the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises; premises 1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn.

115-48-BZ—Application, February 11, 1948, under sections 7e, 7f, 7h and 7i of the zoning resolution, of William H. Altman, applicant, on behalf of Sam Glorit, owner, to permit in a residence and business use district the change in occupancy from private garage for five motor vehicles, gasoline station, office and grease pits, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles; premises 509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn.

342-48-BZ—Application, April 15, 1948, under sections 7e, 7i, 7c and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee), to permit in a residence and retail use, D area district the extension to existing auto show room using more than the area permitted, and without the required rear yard to be used as an auto show room for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and tender repairs, painting and spraying, wheel alignment, brake testing, parts department and office; premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 13 and 50), Floral Park, Borough of Queens.

382-48-BZ—Application, April 28, 1948, under section 7c of the zoning resolution, of Leo Stillman, applicant, on behalf of Arthur Bandes and Cecile Nemerson, owners, to permit in a residence and business use district the erection and maintenance of a business building (stores and offices); premises 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16-19), Borough of The Bronx.

925-47-BZ—Application, September 23, 1947, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Carmine Riccardone, owner, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five motor vehicles for a term of years; premises 168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens.

926-47-A—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Bedell street).

464-48-A—18-13 Flushing avenue, northeast corner of Seneca avenue (Block 3410, Lot Nos. 140, 145, 190 and 215), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped streets—Seneca and Montrose avenues).

351-48-A—206-210 East 92nd street, south side, 100 ft. east of 3rd avenue and 1639 3rd avenue (cellar-building C-Stockhouse); (Block 1537, Lot 1), Borough of Manhattan.

1464-39-GR—Approval of Inspection Agencies under rules adopted by the Board under Cal. 1139-39-SR—addition of the inspection agency, Neal J. Campbell (reopened May 11, 1948).

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229-46-SA—General Electric Automatic Dishwasher Models AE-646, BE-646 and DE-646.

1071-47-SA—Oxweld V-31 Station Dual Shut-off Valve.

1092-47-SM—City Concrete Filled Steel Column.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 22, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

244-48-A—225 King street, southwest corner of Ferris street and 178 Sullivan street, northwest corner of Ferris street (1st floor—Buildings 256 and 257), (Block 553, Lots 1 and 2), Borough of Brooklyn.

1288-39-A—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (reopened February 10, 1948; previously dismissed for lack of prosecution); (under section 36, General City Law).

339-48-A—73-39 Woodhaven boulevard, the south side of Metropolitan avenue, 466.99 ft. south of Trotting Course lane (Block 3886, Lot 671), Glendale, Borough of Queens.

362-48-A—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

419-48-A—56-41 to 56-47 148th street, northeast corner of North Hempstead Turnpike (ground floor); (Block 5175, Lots 1 to 20 incl., Lots 22 to 30 incl. and Lots 32 to 38 incl.), Flushing, Borough of Queens.

187-48-A—27-33 Nassau street and 75 Cedar street, northwest corner (Block 48, Lot 10), Borough of Manhattan.

492-48-A—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway (Block 2919, Lot 35), Borough of The Bronx.

493-48-A—1087-1093 Southern boulevard, west side, 328 ft. north of Westchester avenue (Block 2727, Lots 45-48), Borough of The Bronx.

494-48-A—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor); (Block 2980, Lot 8), Borough of The Bronx.

469-48-A—870-874 5th avenue and 1-3 East 68th street, northeast corner, (Block 1373, Lots 1 and 4), Borough of Manhattan.

798-47-A—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 131, Lot 26), Borough of Brooklyn.

527-48-A—Blocks bounded by East 174th street, Harrod avenue and Bronx River avenue (Blocks 3886, 3887, 3888 and 3889, all Lots), Borough of The Bronx.

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

577-48-A—204-206 East 77th street, south side, 105 ft. east of 3rd avenue (Block 1431, Lot 43), Borough of Manhattan.

562-48-A—North side of Crotona avenue, 502 ft. east of Garden street (Block 3084, Lot 1), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 29, 1948, at 10 o'clock in Room 1613, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

370-41-BZ—Application of Lama and Proskauer, applicants, in behalf of Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee), reopened September 9, 1947, under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board); premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

36-48-BZ—Application, January 13, 1948, under sections 7e, 7A and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Rabinowitz, owner, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubritorium, brake testing, auto laundry and office, and to include auto

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showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection; premises 65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

183-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corporation, owner, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre) from a retail use district into a residence use district under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zoning resolution, to permit the parking of more than five motor vehicles in a retail and residence use district; premises west side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

184-48-A—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115, Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

1058-47-BZ—Application, December 11, 1947, under sections 7e and 21 of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Bernedetta Claderone, owner (Anthony Butera, lessee), to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway; premises 670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

594-29-BZ—Application of Paul Friedman, applicant, on behalf of Jean Frischling, owner (Murray Frischling, lessee, d/b/a Morey Motors), reopened May 25, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district the extension to existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station); premises 5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

570-37-BZ—Application of Herman Kron, applicant, on behalf of New York Post Graduate School and Hospital, owner (Louis Banks, lessee), reopened November 25, 1947, under section 7h of the zoning resolution, to permit in a residence use district the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn); premises 328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

206-47-BZ—Application, March 6, 1947, under sections 7f and 7e of the zoning resolution, of Joseph A. Dimino, applicant, on behalf of Anthony Coppola, owner, to permit in a local retail use district the erection and maintenance of a gasoline service station for a term of ten years; premises 167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

911-47-BZ—Application, October 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Frank Homelsky, owner, to permit in a residence use district the change in occupancy from garage for more than five motor vehicles to garage for five trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading; premises 474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn.

1055-47-BZ—Application, December 11, 1947, under sections 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Antonio Idones, owner, to permit in a business use district the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop using more than the area permitted; premises 2201 Bedford avenue, east side, 71 ft. 9½ in. south of Church avenue (Block 5104, Lot 10), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

451-48-BZ—Application, May 18, 1948, under sections 7c and 7e of the zoning resolution, of Howard H. Snyder, applicant, on behalf of 906 Corporation, owner,

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to permit in a residence use district the change in occupancy from meeting room (church) to storage; premises 305-313 West 18th street, north side, 100 ft. west of 8th avenue (Block 742, Lots 28-32), Borough of Manhattan.

476-48-BZ—Application, May 21, 1948, under section 7c of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Augusta Goodkin, owner, to permit in a manufacturing use district the change in occupancy from junk shop, stable and storage to carpet cleaning and storage; premises 227 East 148th street, north side, 292.83 ft. east of Park avenue (Block 2337, Lots 52 and 53), Borough of The Bronx.

435-48-BZ—Application, May 5, 1948, under sections 7c and 7f of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of 127 West 49th Street Corp. and Estates of Emanuel Arnstein and George Backer, owners, to permit in a retail 1 use district the reconstruction of existing garage and stores on West 49th street to be used for the storage of more than five motor vehicles on first floor and open air parking on roof, and also to be used in conjunction with existing garage for more than five motor vehicles and stores (previously granted by the Board) on West 50th street, both to be connected by ramps; premises 127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

502-48-A—127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 29, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

398-48-A—140-46 Bascom avenue, south side, 42.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

406-48-A—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

434-48-A—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

440-48-A—1519-1529 Boardwalk and 1602 West 16th street, northeast corner (Block 7074, part of Lot 20), Borough of Brooklyn.

441-48-A—605-607 West 115th street, north side, 125 ft. west of Broadway (Block 1896, Lot 61), Borough of Manhattan.

543-48-A—61-11 188th street, east side, from Horace Harding boulevard to 64th avenue (Block 7117, Lot 2), Flushing, Borough of Queens.

1041-47-A—150 West 14th street, west side, 120 ft. south of 7th avenue (cellar); (Block 609, Lot 13), Borough of Manhattan.

526-48-A—444 Coney Island avenue, west side 103 ft. 5 $\frac{5}{8}$ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.

566-48-A—114-116 East 85th street, south side, 180 ft. east of Park avenue (Basement, 1st, 2nd and 3rd floors); (Block 1513, Lot 64), Borough of Manhattan.

371-48-A—Foot of South 9th street, 105 ft. 7 in. west of Kent avenue (Block 2134, Lot 1 and Block 2143, Lot 1), Borough of Brooklyn.

798-46-A—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

1012-47-A—2176 (2174 displayed) East 22nd street, west side, 215.5 ft. north of avenue V (1st floor); (Block 7354, Lot 30), Borough of Brooklyn.

370-48-A—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

528-48-A—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue (pent house); (Block 994, Lot 7), Borough of Manhattan.

405-48-A—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31 inclusive), Borough of Brooklyn.

468-48-A—71-06 Ocean Promenade and 111 Beach 71st street, northwest corner (Block 607, Lots 97, 110, 197 and part of Lot 1), Arverne, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

288-34-BZ—Application of Burke, Morrison & Green, applicants, on behalf of Cross Bay Blvd., Inc., owner, reopened April 6, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

44-35-BZ—Application of Arthur Haaren, applicant, on behalf of Kesbec, Inc., owner (Arthur O. Leuck, lessee), reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be

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used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

1202-21-BZ—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

93-48-BZ—Application, February 5, 1948, under sections 7c and 7i of the zoning resolution, of M. Martin Elkind, applicant, on behalf of K & L Auto Electric Service, owner, to permit in a business use district the extension to existing building on first floor to be used for extension to existing battery and ignition service; premises 49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

132-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guiseppe L. Carulli, owner, to permit in a residence use district the change in occupancy from private stable to store on first floor and two families on second floor; premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

210-48-BZ—Application, March 3, 1948, under section 7a of the zoning resolution, of Harry Hurwit, applicant, on behalf of Lenore Garage, Inc., owner, to permit in a residence use district the extension of existing garage, (first and second floors) and the change in occupancy of third floor from office and storage to storage garage; premises 404-408 East 49th street, south side, 100 ft. east of 1st avenue (Block 1360, Lot 44), Borough of Manhattan.

275-48-BZ—Application, March 29, 1948, under sections 7h and 7i of the zoning resolution, of Lama and Pros-

kauer, applicants, on behalf of Pauline Hanisch, owner, to permit in a business use district the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced; premises 1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

297-48-BZ—Application, March 31, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Samuel Cohen, owner, to permit in a business use, C area district the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys); premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

322-48-A—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

393-48-BZ—Application, April 27, 1948, under sections 7c and 7e of the zoning resolution, of Noah N. Sherman, applicant, on behalf of Patricia Realty, Inc., owner, to permit in a residence use district the two story extension to existing factory and office building on vacant lot adjoining existing building; premises 351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

394-48-A—351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

416-48-BZ—Application, May 6, 1948, under sections 7f, 7i and 7a of the zoning resolution, of William Farrell, applicant, on behalf of Carmela D'Agostino, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district; premises 2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

418-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of Alberico Pompa, applicant, on behalf of Triboro Development Corp., owner, to permit in a residence use, D area district the erection of more than one building on a plot; premises 39-08 to 39-14 209th street, west side, 208-08 to 208-16 39th avenue, south side, 39-05 to 39-11 208th street, east side and 208-09 to 208-11 41st avenue, north side (entire block); (Block 6215, Lots 10 and 30), Bayside, Borough of Queens.

420-48-BZ—Application, May 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Douglas Baker, owner, to permit in a residence use district the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office; premises 53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

421-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of William J. Boegel, applicant, on behalf of St. Elizabeth's R. C. Church, owner, to permit in a residence use, B area district the erection and maintenance of a building (school) using more than the area permitted; premises 269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and

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608-614 West 187th street (Block 2166, Lots 66, 67 and 70), Borough of Manhattan.

429-48-BZ—Application, May 12, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Manuel Schultz, owner, to permit in a residence and business use D area district the erection and maintenance of a business building using more than the area permitted; premises 124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens.

975-47-A—442-446 5th avenue, northwest corner of West 39th street (street floor); (Block 841, Lots 37, 38, 41, 43 and 44), Borough of Manhattan, (reopened February 10, 1948; previously withdrawn).

716-47-SA—Red Wing Oil Burner, Model D.

390-48-SA—Red Wing Oil Burner, Model E.

359-48-SM—Armstrong's Mineral Wool Board (Insulation for refrigerated rooms, equipment and ducts).

360-48-SM—Armstrong's Monowall (interior ceiling and wall finish).

361-48-SM—Armstrong's Insulated Siding (exterior siding and insulation).

389-48-SM—Armstrong's Temlock, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

320-48-A—1109-1115 (1109 displayed) President street, north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn

554-48-A—2-4 Pierrepont street, southeast corner of Pierrepont place (11th and 12th floors and Penthouse); (Block 241, Lots 20 and 21), Borough of Brooklyn.

583-48-A—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

411-47-BZ—Application of Reginald S. Hardy, applicant, on behalf of Mark A. Beathan, owner, reopened June 8, 1948, for consideration as to amendment of resolution as to length of term of variance—application previously granted on condition under section 7e of the zoning resolution for a temporary term of five years permitting in a residence use district the erection of a business building to be used as an office (request for reopening and amendment previously dismissed for lack of prosecution, February 3, 1948); premises 214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

130-47-BZ—Application, February 6, 1948, under sections 7c, 7i and 7f of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nathan Williams, owner, to permit in a residence and business use district the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

131-47-A—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

708-47-BZ—Application, July 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Hanover Sacks Corp., owner, to permit in a residence and business use district the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles to be serviced; premises 61-42 to 61-48 Fresh Meadow Lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

1076-47-BZ—Application, December 3, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Francis Decca and Rose Calabro, owners, to permit in a residence use district the reconstruction and extension to existing gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

1077-47-A—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—re proposed widening of 44th avenue).

158-48-BZ—Application, February 26, 1948, under section 7i of the zoning resolution, of Barney Rosenstein, applicant, on behalf of Fort Washington Automobile Club, Inc., owner (Coliseum Operating Corp., lessee—Washington Motors, Inc., sub-lessee), to permit in a residence and business use district the change in occupancy from stores, offices, garage for more than five motor vehicles and service station (previously granted by the Board), to stores, offices, garage for more than five motor vehicles, service station and motor vehicle

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repair shop; premises 4360-4374 Broadway, east side, 50 ft. south of West 187th street and 660-662 West 187th street (Block 2167, Lot 38), Borough of Manhattan.

255-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Charles A. Wilson, applicant, on behalf of Frank and Catherine Attenese, owners, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop; premises 2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

463-48-BZ—Application, May 18, 1948, under sections 21 and 7c of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Sam Minskoff, owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49,) Rego Park, Borough of Queens.

466-48-BZ—Application, May 19, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Alberto Georgianni, owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as a store and dwellings, using more than the area permitted; premises 521 Grand street, south side, 63 ft. 10 in. west of Jackson street and 323 Henry street (Block 288, Lot 33), Borough of Manhattan.

470-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Store Builders, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted; premises 101-11 Queens boulevard, east side, 40.49 ft. south of 67th road (Block 2135, Lots 6 and 8), Forest Hills, Borough of Queens.

474-48-BZ—Application, May 21, 1948, under sections 7f and 7i of the zoning resolution, of Cole, Madsen and Milnes, applicants, on behalf of Emanuel M. Honig, owner, to permit in the retail use district portion of the lot the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five motor vehicles; premises 2582 Hylan boulevard, southeast corner of Ross avenue (Block 3960, part of Lot 1), New Dorp, Borough of Richmond.

481-48-BZ—Application, May 21, 1948, under sections 7c and 21 of the zoning resolution, of Herbert Gretsche, applicant, on behalf of Apac Realty Corp., owner, to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted, and without the required courts on the side lot lines; premises 1320-1328 Atlantic avenue south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn.

498-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of A.R.C. Building Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building using more than the

area permitted; premises 833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

499-48-BZ—Application, May 20, 1948, under sections 7c, 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Utility Laundry Service, Inc., owner, to permit in a residence and business use district the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning; premises 2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

530-48-BZ—Application, June 4, 1948, under section 7c of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Margaret Dilliard and Ernest Mann, owners, to permit in a residence and business use district the change in occupancy from club rooms and stable (Riding Academy) to broadcasting and television broadcasting studios; premises 7-17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan.

490-46-SM—Peele Flush Counterbalanced Elevator Door (reopened June 25, 1946, re Amendment to resolution to permit a safety seal meeting rail astragal.)

251-48-SA—Quick Heat Oil Fired Furnace, Models A-65UB, A-85RB, A-100RB and H-55D.

280-47-SA—Hamilton Gas Clothes Dryer, Model 700G.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

452-48-A—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11 and 17 to 24 incl. and 52 to 55 incl.), Borough of Brooklyn.

518-48-A—32-03 214th street, east side, 467.94 ft. north of 33rd avenue and 214-02 32nd avenue (Block 6065, Lot 24), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—32nd avenue).

556-48-A—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond (under section 36, General City Law, re building not fronting on legal street).

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

576-48-A—134-17 Jamaica avenue, north side, and south side of Metropolitan avenue (Block 9284, part of Lot 26), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street proposed widening of Metropolitan avenue).

519-48-A—1781 Victory boulevard and 576 Manor road, northwest corner (Block 371, easterly part of Lot 4), West New Brighton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 15, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 25, 1948, were approved as printed in the Bulletin of June 1, 1948, Vol. 33, No. 22.

ZONING APPLICATIONS

347-27-BZ

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; (reopened March 23, 1948).

PREMISES AFFECTED—1900 Jerome Avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Thomas W. Constable and Peter La Rosa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948, at 10 A.M., for applicant to file revised plans.

288-34-BZ

APPLICANT—Burke, Morrison and Green, for Cross Bay Blvd., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; (reopened April 6, 1948).

PREMISES AFFECTED—137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, John F. Fitzsimons and Nat Paterson.

For Opposition: Donald J. Giordano, Morris Heller, John Camden, Fred C. Keck, Marie Keck and Mrs. John Vranick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948, at 10 A.M., for inspection and decision by the Board without further argument.

44-35-BZ

APPLICANT—Arthur Haaren, for Kesbec, Inc., owner (Arthur O. Leuck, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; (reopened March 23, 1948).

PREMISES AFFECTED—46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Haaren, E. Calder and J. Coker.

For Opposition: Isidore Ginsberg, Thomas M. Walsh, Sigmund Lukowski and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948, at 10 A.M., for inspection by a committee of the Board and decision without further argument.

294-39-BZ

APPLICANT—Henry George Greene, for Sol J. and Ben Lupoff, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; (reopened April 20, 1948).

PREMISES AFFECTED—415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford Avenue and 1523-1527 Bedford Avenue (Block 1260, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: George M. Byers, S. S. Shears, Emily Camardella and Herbert O. Burden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to June 22, 1948, at 10 A.M., at request of the applicant to correct plans.

1167-40-BZ

APPLICANT—Lama and Proskauer, for Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district, the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; (reopened December 16, 1947).

PREMISES AFFECTED—50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Samuel Paul and A. Bernard Goldstone.

For Opposition: Gilean Harman and Martha Klenke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948, at 10 A.M., for inspection by a committee of the Board and decision without further argument; hearing closed.

1022-47-BZ

APPLICANT—Julius S. Rapson, for Millie Cardillo, owner.

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SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use district, the storage of building materials.

PPREMISES AFFECTED—131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Millie Cardillo.

For Opposition: Ann Michelbacher, Alice Geimer-sell, Carolina M. Fuller, Ida H. Blythe and Matilda Gajan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948, at 10 A.M., for further consideration and referred back to the engineer for complete analysis of records.

1058-47-BZ

APPLICANT—Lama and Proskauer, for Bernedetta Clad-erone, owner (Anthony Butera, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway.

PREMISES AFFECTED—670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Anthony Butera.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to June 29, 1948, at 10 A.M., for inspection and decision by the Board without further argument.

8-48-BZ

APPLICANT—Samuel Roth and Herman Kron, for Domenick Marco Cicero, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles.

PREMISES AFFECTED—338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Samuel Roth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 7, 1948, at 10 A.M., for inspection by a committee of the Board and report of the Board of Education as to status of school on the block.

144-48-BZ

APPLICANT—Jack Z. Cohen, for Clara F. Ponzio, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business

use district, the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area.

PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: Jack Z. Cohen, Richard Nussbaum, James J. Ponzio and Jack Nussbaum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948, at 10 A.M., for inspection and decision without further argument.

239-48-BZ

APPLICANT—Siegel and Green, for Tupton Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the erection and maintenance of a business building (stores) extending from a business use district, into a residence use district, and using more than the area permitted in the residence use, B area district portion of the lot.

PREMISES AFFECTED—1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948, at 10 A.M., for decision, at the request of the Board.

311-48-BZ

APPLICANT—Lama and Proskauer, for 1000 Flatbush Avenue Corp. and Ida Greatrex and Lillian Toner, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1000-1102 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948, at 10 A. M. at the request of Board for applicant to file revised plans.

372-48-BZ

APPLICANT—Harry M. Prince, for Bismac Corporation, owner (Bishop, McCormick and Bishop, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a term of fifteen years.

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PREMISES AFFECTED—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Prince and David Gutman.

For Opposition: C. Randel and H. Kandel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A. M. for inspection by a committee of the Board.

374-48-BZ

APPLICANT—Lama and Proskauer, for Emar Service Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of an auto laundry (high-speed).

PREMISES AFFECTED—175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Rosen.

For Opposition: Meyer Kraushaar, Bernard J. Keating, Anna Peppel, Rocco L. Moles and George Peppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. McKeever, Borough President's office.

ACTION OF BOARD—Laid over to July 13, 1948 at 10 A. M. for inspection by a committee of the Board and for further consideration.

989-47-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubritorium and auto laundry.

PREMISES AFFECTED—62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: H. Kron and Barnet Rubin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (989-47-BZ)

WHEREAS, Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner, filed November 14, 1947, an application under section 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of a building to be used as lubritorium and auto laundry, affecting premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting June 2, 1948, after due notice by publication in the Bulletin, and laid over to June 8, 1948 and June 15, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in business and unrestricted use, B and A area and Class 1½ height districts; 62nd street and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 13, 1947, re Alt. Applic. 1576-47, reads:

"1. The extension of the existing gas station and motor vehicle repair shop to include a Lubritorium and Auto Laundry in a business use district is contrary to Art. II Sec. 4 of Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 125 ft. in depth, on which is located a building 48 ft. 2 in. by 47 ft. 5 in., irregular, one story, 15 ft. in height, of Class 3 construction, presently used as a gasoline service station, car laundry, motor vehicle repair shop, accessory store and office; that there are open greasing lifts; that it is proposed to erect an extension to existing building at easterly side 31 ft. 5½ in. by 28 ft. in depth, one story 15 ft. in height of Class 3 construction, to be used as a new lubritorium and auto laundry; and

WHEREAS, the applicant contends that there are at present open greasing lifts and the owner desires same to be enclosed, because same cannot be used in bad weather; that in addition it is proposed to erect an auto laundry which will be adjoining with lubritorium as shown on plans herewith filed; that this application is also made necessary by reason of changed circumstances in these times, in which this gasoline station is located, it is not feasible to operate this area as a gasoline station only; that the operator must supplement the income by also greasing and washing cars; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit an additional section to the accessory building as proposed and as indicated on plans filed with this application marked "Received November 14, 1947," four sheets, and one plan showing correct present conditions marked "Received June 14, 1948," *on condition* that the plot shall not be increased beyond the present dimensions; that all rubbish and other refuse shall be removed from the premises and the extension shall consist only of the new extension as proposed to be occupied for a lubritorium and auto laundry without open pits; that there shall be erected a permanent wall on the easterly lot line from Northern boulevard to the rear not less than 5 ft. 6 in. in height, of masonry construction; that a similar wall shall be constructed on the rear line to the south from the adjoining premises to 62nd street except that such walls may be reduced to a height of not less than 4 ft. within 10 ft. on the street building lines; that no additional curb cuts to the premises shall be installed; that the premises where not now paved shall be properly paved with concrete or other suitable reasonably impervious material; that any paint and spraying material stored on the premises shall be stored in proper receptacles to the satisfaction of the fire commissioner; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that a certificate of occupancy shall be obtained.

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159-48-BZ

APPLICANT—Jacob J. Gloster, for A. A. Lexington, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse.

PREMISES AFFECTED—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob J. Gloster.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (159-48-BZ)

WHEREAS, Jacob J. Gloster, for A. A. Lexington, Inc., owner, filed February 26, 1948 an application under sections 7a and 7c of the zoning resolution, to permit in residence and business use districts, the extension of present garage use to include the first floor of existing storage warehouse, affecting premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over to June 15, 1948, for inspection and for decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in a business use, B area, Class 1½ height district; West 89th street and the site are in residence and business use, B area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 20, 1948 on Alt. Applic. 185-48 reads:

"2. Extension of garage use in a business and residence use District is not permitted. Article II, para. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 144 ft. 6 in. frontage by 100 ft. 8½ in. in depth, irregular, on which are located two buildings, a storage warehouse 125 ft. front by 50 ft. in depth, 7 stories, 84 ft. in height, of Class 3 construction; that adjoining the warehouse is a garage 19.5 ft. fronting on West 89th street, thence running south 102 ft. 4¾ in., thence east 160 ft., thence north 50 ft. and thence west 125 ft., one story, 16 ft. in height, of Class 3 construction; that it is proposed to extend the existing garage to 1st floor of warehouse eliminating existing crating department on the 1st floor; that the facade of the existing garage facing on West 89th street will have present metal covered front removed and will be improved with new brick veneer front; and

WHEREAS, the applicant contends that no new entrances of vehicles into the buildings are contemplated at any time; that the extension of the garage into the storage warehouse, if granted will be amply fire-retarded in every way, creating a better condition than exists at present, because at the present time the first floor ceiling is of open mill construction; that the proposed garage extension is partly below sidewalk level; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7a and 7c of the zoning resolution.

Resolved, that the decision of the borough superintendent, dated February 20, 1948 on Alt. Applic. 185-48 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

216-48-BZ

APPLICANT—Stanley H. Klein, for Simbern Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building.

PREMISES AFFECTED—58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, H. Wendelken and Stanley Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (216-48-BZ)

WHEREAS, Stanley H. Klein, for Simbern Holding Corp., owner, filed March 11, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), affecting premises 58-28 to 58-44 Main street, southwest corner of 58th road (Block 6378, Lot 31), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over to June 15, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 58th road, Main street and the site are in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 5, 1948, re N.B. Applic. 401-47, reads:

"1. Request to reinstate plans approved Aug. 11, 1947 is hereby denied. Construction of stores in a res. dist. is contrary to Art. 2, Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot 160.73 ft. front by 58.85 ft. in depth, presently vacant; that it is proposed to erect a building 160 ft. 8 in. front by 50 ft. in depth, one story 13 ft. in height to be used as stores; and

WHEREAS, the applicant contends that the premises were purchased on February 5, 1946; that at that time Main street, both sides, from south side of 58th avenue southerly to the north side of 63rd avenue was zoned for business; that on February 10, 1947, the owner filed plans for the erection of a one-story building; that construction plans were approved August 11, 1947 and plumbing plans on August 22, 1947; that construction costs being rather high, the owner was in no hurry to commence building operations and no permit to build was sought or issued; that at that time the improvements on the east side of Main street consisted of four rows of 2-story attached brick dwellings, fronting on the south side of 58th avenue, the north and south sides of 58th road and the north side of 59th avenue; that a common party driveway to service the garages in rear of dwellings and for garbage disposal needs extends easterly from Main street through the center of each block; that one of these driveways is directly opposite part of subject plot; that the west side of Main street

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from the south side of 58th avenue southerly to Horace Harding boulevard was improved with one-story brick stores on the full frontage between 59th and 60th avenues and a two-story brick store and dwelling on the north corner of 59th avenue with a frontage of 20 feet on Main street; that between said two-story brick store and dwelling and the subject plot is an unimproved lot having a frontage of 20 feet on Main street; that the lot layout and development in Block 6378 precludes the erection of row dwellings fronting respectively on the side streets with a common driveway such as exists on the east side of Main street; that between North Hempstead turnpike and Horace Harding boulevard, a distance of 6 blocks, there are no residences fronting on Main street; that esthetic considerations militate against the erection of dwellings fronting on Main street across from the entrance to above-mentioned common driveway; that in addition, the sale value of such dwellings would be but a percentage of their land and construction cost; that the economic loss attendant upon this zone change as it affects this property is quite considerable; that up to the present time it includes time and labors of the architect, draftsmen, plan examiners, etc., all of which must be scrapped by the owner unless this variation can be obtained; that the hardship entailed herein is peculiar to this particular owner, as the property owners on the east side of Main street in this new residence district are beneficially affected by the change, but the assessed valuations of those properties do not reflect the benefit when compared to the assessed valuations on the west side; that the proposed land assessed valuation for 1948-49 for Block 6403, Lot 1 is \$1500 and for Lot 44 is \$1600; that interior lots are assessed for \$900 each; that Lot 41 in Block 6378 is assessed at \$5000, Lot 40 at \$1000 and Lot 31 at \$7000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision e, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated March 5, 1948 on N.B. Applic. 401-47 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

273-48-BZ

APPLICANT—Voorhees, Walker, Foley and Smith, for Union Square Savings Bank, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (Bank).

PREMISES AFFECTED—20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Max H. Foley and J. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (273-48-BZ)

WHEREAS, Voorhees, Walker, Foley & Smith, for Union Square Savings Bank, owner, filed March 29, 1948 an ap-

plication under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of two signs on roof of existing building (bank), affecting premises 20 Union Square East, northeast corner of East 15th street (Block 871, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin, and laid over to June 15, 1948 for applicant to file corrected plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Union Square East, East 15th street and the site are in a business use, B area, Class 2 height district; and

WHEREAS, the decision of the borough superintendent dated March 24, 1948 re Sign Applic. 1-48 reads:

"1. Proposed roof signs in a Bus. Dist. contrary to Sect. 4a-49, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 52 ft. frontage by 125 ft. in depth, on which is located a building covering the entire lot, one story, 58 ft. 6 in. in height, of Class 1 construction, presently used as a bank; that it is proposed to erect a sign on the roof with the name of the bank on it; that the sign will be 23 ft. wide by 22 ft. in height; that it is proposed to locate another sign at the north side of the building 9 ft. 4 in. wide by 12 ft. 8 in. in height; that the large sign will be located at the south side of the building, placed diagonally from Union Square East to East 15th street; and

WHEREAS, the applicant contends that permission is requested to erect the business signs on the roof of the existing bank building; that the design of the signs was carefully studied and closed back signs were chosen in order that there would be a minimum of unsightly frame work showing; that every effort has been made to keep the design restrained and in keeping with the dignity of the building itself; that the owner has been placed in a position where due to the surrounding conditions the bank has been dwarfed and as a result potential clientele of the bank would find it difficult to locate it; that the bank has been placed in a position where a hardship has been created and for that reason it seeks relief; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution and that there is no hardship as claimed because of location of the building.

Resolved, that the decision of the borough superintendent dated March 24, 1948 on Sign Applic. 1-48 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

337-48-BZ

APPLICANT—Harry Silverman, for Joseph Yannone and Anthony Scavetta, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles for a term of years.

PREMISES AFFECTED—324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (337-48-BZ)

WHEREAS, Harry Silverman, for Joseph Yannone and Anthony Scavetta, owners, filed April 14, 1948 an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, for a term of years, affecting premises 324 East 11th street, south side, 275 ft. west of 1st avenue (Block 452, Lot 20), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over to June 15, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in a local retail use, B area, Class 1½ height district; East 11th street is in residence and local retail use, B area, Class 1½ height districts; the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated April 2, 1948 on N.B. Applic. 13-48 reads:

"1. In a Residence Use District, no building may be erected to be used as a public garage for more than 5 motor vehicles. Article II, para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 94 ft. 9½ in. in depth, presently vacant and used for the parking of not more than five motor vehicles; that it is proposed to erect a building to cover the entire lot, one story, 14 ft. 6 in. in height, of Class 3 construction to be used as a public garage for more than five motor vehicles; and

WHEREAS, the applicant contends that First and Second avenues in this neighborhood are active shopping and business streets; that there is a serious shortage of garage space in this area; that the lot is too costly for private dwelling use and impossible by itself for apartment use; that the owners are two working people who wish to turn their property, now a loss, into a livelihood for themselves, in a use they are experienced with, and one which is of community necessity now and for some years to come; that the immediate neighborhood with existing garages, chicken market, factory, stores, etc., will not change materially, if at all; that the proposed small one story building should therefore have no adverse affect on neighboring property, in fact it can be useful and of community benefit; that the fire hazard is reduced and the appearance improved by housing in a masonry structure the now permitted number of cars plus the small additional number which can be accommodated; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the plot is now used for parking under certificate of occupancy 28700-42 and for repairing of motor vehicles according to signs displayed but apparently without permit therefor; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated April 2, 1948 on N.B. Applic. 13-48 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS 268-48-A

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948 at 10 A. M. in connection with Cal. 347-27-BZ.

373-48-A

APPLICANT—Harry M. Prince, for Bismac Corporation, owner (Bishop, McCormick & Bishop, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Prince and David Gutman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A. M. in connection with Cal. 372-48-BZ.

250-35-A

APPLICANT—Nelson Brothers Coal Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision and orders of the fire commissioner (previously granted on condition), re Transportation of Fuel Oil in Tank Trucks in New York City.

APPEARANCES—

For Applicant: Charles E. Lawson.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (250-35-A)

WHEREAS, this appeal from a decision and orders of the fire commissioner, relative to the transportation of fuel oil in trucks in New York City, was granted by the Board on October 29, 1935, on certain conditions; and

WHEREAS, the resolution was amended on January 19, 1937 and December 9, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 29, 1935, as amended through December 9, 1947, only so far as it has reference to tank truck X-020, so that as amended this portion of the resolution shall read:

... to permit the tank as installed on new Auto Car Chassis, Model U-70-S-25599, to be used so long as such tank is maintained in good physical condition to the satisfaction of the fire commissioner.

41-48-A

APPLICANT—The Procter & Gamble Mfg. Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

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PREMISES AFFECTED—241 Western avenue, east side, 2,400 ft. south of Richmond terrace (Block 1338, Lot 1), Port Ivory, Borough of Richmond.

APPEARANCES—

For Applicant: S. W. Blackett.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (41-48-A)

WHEREAS, The Procter & Gamble Manufacturing Company, owner, filed January 16, 1948 an appeal from an order of the fire commissioner, affecting premises 241 Western avenue, east side, 2,400 ft. south of Richmond terrace (Block 1338, Lot 1), (Building 59), Port Ivory, Borough of Richmond; and

WHEREAS, Order 56352-LC issued by the fire commissioner December 22, 1947 reads:

"Due to extreme fire and explosion hazard your application to store hydrogen cylinders is denied.

1. Discontinue the storage of cylinders of hydrogen gas in this premises."

and

WHEREAS, the applicant states that the building is 1 story, 14 ft. in height, 20 ft. by 40 ft. in area, of Class 3 construction, erected in 1937, located on a large (acreage) plot, in an unrestricted use A area, class 1½ height district, now vacant; proposed to be used for the storage and use of hydrogen cylinders with an occupancy of one person; and

WHEREAS, the applicant contends that hydrogen gas has been manufactured, stored and used by this owner pursuant to permission granted by the Board under Cal. 306-23-A for about 25 years; that such hydrogen gas has been used in the processing of vegetable oils and is normally manufactured by the conversion of water gas which is stored in a holder of 150,000 cu. ft. capacity; that the hydrogen gas is stored in two holders, one of 50,000 cu. ft. and one of 100,000 cu. ft. capacity and it is now necessary to supplement present gas capacity by the purchase of hydrogen from outside sources; that the hydrogen will be purchased in standard 1½ cu. ft. cylinders approved by the Bureau of Explosives under the Interstate Commerce Commission; that a maximum of 300 cylinders will be stored and used in the building in question which was originally used for the storage and use of compressed nitrogen; that the cylinders will be installed in two banks of 25 cylinders each with a double reducing station; that a separate shut-off valve at the header will be provided for each cylinder and adequate safety valves vented to the roof will be installed to protect the regulators; that the building will be 150 ft. from the nearest adjacent structure and located 75 ft. from the street building line and 150 ft. from the south property line in the area east of Western avenue; that the entire operation will be handled by an employee holding a certificate of fitness issued by the fire commissioner and that due to the remote location of the building and the owner's experience in handling hydrogen gas over a period of approximately 25 years, it is requested that approval be granted for the installation as proposed; and

WHEREAS, plans filed with this appeal indicate that the building in question, of class 3 construction, will be vented by means of louvers in the doors, an open vent in the roof and ventilated sash in the windows and will be heated by a steam coil supplied by steam from the main boiler house; that electric lights will be completely enclosed and switches and fuses for the lights and for telephone instruments to be located outside of the building; that the gas from the building in question will be introduced into the existing mains; and

WHEREAS, the applicant states that none of the gas will be ignited; that spark proof tools will be used exclusively

and cylinders will be transported on rubber-tired cylinder trucks; that all the equipment has been designed by and will be furnished by the National Cylinder Gas Company; and

WHEREAS, under Cal. 306-23-A the Board permitted the maintenance of a 10,000 cu. ft. oxygen holder and a 5,000 cu. ft. hydrogen holder at the south end of the property and a 100,000 cu. ft. hydrogen holder at the center of the west side of the premises located on the west side of Western avenue, 180 ft. south of Richmond terrace on condition that the plans embracing the proposed equipment be approved by the fire commissioner; that there shall be no open flame or electric spark exposed where the manufacture, use or storage of the hydrogen gas is conducted or maintained and on the further condition that the plant be under the supervision of a qualified operator and periodical inspection be made by a recognized research organization satisfactory to the fire commissioner.

Resolved, that the order of the fire commissioner, dated December 22, 1947, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that hydrogen cylinders shall not exceed in capacity or quantity the amount proposed, of which not more than twenty-five (25) cylinders of hydrogen gas, each of the capacity of 1½ cu. ft. shall be connected to each of the proposed two manifolds at one time; that the storage of cylinders shall be in the building located and constructed as shown on plans filed with this application, marked "Received May 28, 1948" (21 sheets) except that the floor shall have a sparkproof surface; that the hydrogen apparatus and manifold system shall be properly grounded; that fixed ventilation shall be maintained as proposed and shown on such plans and in addition there shall be constructed a roof skylight of an area of not less than 25% of the roof area; that such skylight shall be glazed with thin glass with light mesh screen below and with louvers fixed in the open position and the skylight not securely attached to the roof framing; that intake openings, consisting of louvers, each of not less than 144 sq. inches fixed in the open position shall be maintained in two of the walls near the floor; that filled cylinders not in use shall be held erect by substantial non-ferrous metal straps firmly attached to the wall; that cylinders in use attached to the manifolds as proposed shall also be supported in vertical position by similar metal straps or clamping devices of non-ferrous metal; that there shall be no electric devices or tools in the building that are spark producing or capable of causing a spark when coming in contact with parts of the building that have not been made sparkproof; that all electrical equipment for lighting or telephone or other purposes shall be sparkproof; that a hydrogen detector unit or units provided with automatic exterior audible alarm shall be installed and arranged as required by the fire commissioner; that the hydrogen pipe line as indicated shall have an accessible shut-off valve located near the storage building and shall be maintained in structurally safe condition and protected at all points from mechanical injury; that there shall be no smoking within the building; that such portable fire-fighting appliances shall be maintained within the building and adjacent to the pipe line as the fire commissioner shall direct; that the entire equipment shall be maintained to the satisfaction of the fire commissioner; that at all times the installation shall be under the immediate supervision of a person holding a certificate of fitness issued by the fire commissioner; that persons not authorized to handle the equipment shall not be permitted within the building; that this variance shall continue only so long as the conditions surrounding this equipment remain substantially unchanged and the hydrogen installation is used for the purpose as proposed and is maintained in accordance with the requirements of this resolution and to the satisfaction of the fire commissioner; that this variance is in addition and not in substitution for the use where permitted under Calendar No. 306-23-A.

MINUTES

286-48-A

APPLICANT—Herman E. Horwood, for Franzo & Risciniti, owners (Williamsbridge Waste Materials Corp., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1672 East 233rd street, south side, 193.2 ft. east of Provost avenue (Block 4953, Lots 69, 70 and 71), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (286-48-A)

WHEREAS, Herman E. Horwood for Franzo & Risciniti, owners (Williamsbridge Waste Material Corporation, lessee) filed March 31, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises 1672 East 233rd street, south side, 193.2 ft. east of Provost avenue (Block 4953, Lots 69, 70 and 71), Borough of The Bronx; and

WHEREAS, Order 54433-LC issued by the fire commissioner August 20, 1947 as repeated in a decision of the fire commissioner dated March 24, 1948 reads:

"In reply to your letter of March 9th, this department does not re-issue violations for the purpose of filing an appeal. It is our understanding that this communication is acceptable by the Board of Standards and Appeals. For that reason Order No. 54433-LC is herewith quoted:

"1. Provide an approved type fire extinguishing system."

and

WHEREAS, the applicant states that the building is one story, 21 ft. 4 in. in height, 70 ft. by 100 ft. in area, of class 3 construction, erected in 1946 on a lot 75 ft. by 100 ft. in area in an unrestricted use A area class 1½ height district, and used and occupied since 1946 as follows: 1st floor—waste paper and rags—4 persons; mezzanine—office—2 persons; that the building is equipped with one interior 30 in. wide wood stairs from 1st floor to mezzanine, enclosed in partitions of rocklath and cement plaster on wood studs, equipped with wood self-closing doors; and

WHEREAS, the applicant contends that the building was erected in 1946 and C.O. 2402 issued April 9, 1946, and such C.O. bears the note, "Fire Department approval of premises received April 9, 1946"; that the order is not a mandatory requirement of law but is a discretionary order as per a rule of the Board of Hazardous Trades promulgated in July 1947 based on the fact that the area is in excess of 5,000 sq. ft. and the storage exceeds 10 tons of baled waste; that there is never more than one ton of loose material on the premises; that the waste is received sorted and tied in bundles by outside collectors and consists mostly of paper and corrugated cartons with a small amount of rags; that the waste is baled and shipped the same day so that there is only a small amount of overnight storage amounting to about ten tons; that the inside area of the building is 6,500 sq. ft.; that if this were a two story building it could have 5,000 sq. ft. on each floor; that it is less hazardous to have all the material on the cement first floor of this one story building which has no cellar; that there are seven windows on the side and rear and six skylights in the roof from which a hose stream could be directed at any possible fire; that there is a fire hydrant directly opposite and except for a metal junk yard enclosed in a fence about 100 ft. distant the balance of this block is vacant; that in view of the small excess in area, the fact that the building is one story and the overnight storage rarely exceeds ten tons when baled which amount is permitted and in view of the open area on all sides and the accessibility and the fact that the premises

are unheated except for the mezzanine office, it is requested that this appeal be granted and the sprinkler system waived.

Resolved, that the order of the fire commissioner acting on Order 54433-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area, and granted only so long as there are no buildings erected within 50 ft. of the existing building and the conditions are maintained as proposed and to the satisfaction of the fire commissioner; that the building shall not be increased in height or area, and that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct.

RULES

217-21-SR

SUBJECT—Proposed amendment to the Oil Burner Rules.
ACTION OF BOARD—Oil Burner Rules reopened and amended.

THE VOTE—TO REOPEN AND AMEND RULES—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (217-21-SR)

Resolved, that the Board of Standards and Appeals does hereby *amend* the Oil Burner Rules in the following respects:

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tanks permanently attached thereto, and located not less than seven ft. (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than *two hundred and seventy-five (275) gallons, and not more than two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1.*

Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank, and *may be connected by a common feed pipe, with a shut-off valve at the burner, and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3. All valves shall be brass gate or globe valves of 125 lbs. per sq. in. rating.*

NOTE: New matter as adopted printed in italics.

(Complete Oil Burner Rules are printed on pages 853 to 860 of this Bulletin).

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

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REGULAR MEETING

TUESDAY AFTERNOON, JUNE 15, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

210-44-A

APPLICANT—Philip Freshman, for Raydella Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1704-1724 St. Johns place, south side, 90.5 ft. west of Howard avenue and 1429-1447 Eastern parkway (Block 1473, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (210-44-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1704-1724 St. Johns place, south side, 90.5 ft. west of Howard avenue and 1429-1447 Eastern parkway (Block 1473, Lot 25), Borough of Brooklyn, was granted on July 11, 1944, on certain conditions; and

WHEREAS, the resolution was amended on April 29, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 11, 1944 as amended April 29, 1947 so that as amended, the amendment of the resolution as adopted April 29, 1947 shall read:

" . . . that the premises may also be occupied in addition to the use permitted as a roller skating rink, as a boxing and wrestling arena and also for dancing as proposed and as passed upon by the borough superintendent under Alt. 5626-46 and Applic. 1339 dated May 14, 1948 being an application for a certificate of occupancy to supersede C.O. 119577, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as amended under this appeal and under Cal. 617-19-BZ, resolution as amended April 27, 1941; that the construction of the seatings and exits shall comply with the requirements therefor; that the occupancy of the building for dancing shall not exceed two thousand; withdrawn as to objection 2 in view of this action by the Board and withdrawn as to objection 6 to comply."

227-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—David Jacobson (Sterling Box and Lumber Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy 116040-46, re Permit 7359-21.

PREMISES AFFECTED—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Alex L. Sarett and David Jacobson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted, Certificate of Occupancy 116040-46 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 116040-46—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (227-48-A)

WHEREAS, Benjamin Saltzman, borough superintendent of the Borough of Brooklyn, filed March 15, 1948 an application for revocation of C.O. 116040 issued December 6, 1946 affecting premises 465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn; and

WHEREAS, the applicant states that the building is one story 13 ft. in height, 25 ft. by 131 ft. in area, of Class 3 construction, erected in 1922, on a lot 25 ft. by 131 ft. in area in a business use B area Class 1½ height district, and used and occupied since 1946 as follows: cellar, boiler room; 1st floor, storage and repair of wood packing cases and storage of two auto trucks, 4 persons; and

WHEREAS, C.O. 116040 issued December 6, 1946 on N.B. 7359-21 classifies the building as to construction as brick and as to occupancy as storage, etc., and permits the use of the cellar as a boiler room and the first floor for storage and repair of wood packing cases and storage of two auto trucks; and

WHEREAS, C.O. 12098 issued March 8, 1922 on permit 7359-21 permits the use of the building as a public garage for more than five cars; and

WHEREAS, application for a zoning variance filed under Cal. 419-21-BZ was granted by this Board to permit the erection of a public garage and an application was denied under the same calendar number for permission to include a motor vehicle repair shop in the garage; and

WHEREAS, the applicant contends that this application seeks to revoke C.O. 116040 because the use of four power driven saws in cutting lumber stored on the premises constitute a saw mill, which is prohibited in a business use district by section 4-a, subd. 31 of the zoning resolution; and

WHEREAS, the applicant further contends that C.O. 12098 based on permit 7359-21 was issued March 8, 1922 for garage for more than five motor vehicles in accordance with a variance granted by the Board under Cal. 419-21-BZ on June 7, 1921 in acting on N.B. 4099-21; and

WHEREAS, the applicant further contends that C.O. 116040 was based on permit 7359-21 and was improperly issued in that plans and application with this permit were never approved for the use mentioned in the certificate; that Alt. 4539-46 filed October 17, 1946 for substantially the use specified in said certificate was disapproved November 11, 1946, namely for storage and repairs of packing cases and garage for one truck; and

WHEREAS, the applicant further contends that C.O. 116040 was improperly issued as there was no compliance with section C19-150.0 of the Administrative Code; there was no Fire Department approval which is required for fire fighting equipment specified in C19-150.0 of the Administrative Code and as said C.O. does not contain a record of the Fire Department approving fire extinguishing equipment and gasoline storage on the premises as per section 646f of the Charter and as there is no record of the permit on the premises which is required for the storage of two motor vehicles in accordance with C19-64.0 of the Administrative Code; and

WHEREAS, the applicant further contends that a search of available records fails to show a report of conditions of the premises required by section C26-184.0 of the Adminis-

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trative Building Code or the affidavit of person and application filed for C.O. required by section C26-187.0 of the Administrative Code.

Resolved, that the appeal be and it hereby is *granted, revoking* Certificate of Occupancy #116040-46, as being improperly issued against N.B. Application 7359-21.

314-48-A

APPLICANT—John B. Mooney, for Addian Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: John B. Mooney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (314-48-A)

WHEREAS, John B. Mooney, for Addian Realty Corp., owner, filed April 1, 1948, an appeal from a decision of the borough superintendent, affecting premises 167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors), (Block 425, Lot 31), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1948, re Alt. Applic. 1556-46, reads:

"2. In view of extent of alteration, exits to comply with Section 270, L.L.—Provide 2 fireproof stairs 3' 8" wide direct to street.

3. Beams 2nd floor are inadequate for required 120 lbs. L.L.—as shown—the beams are sufficient for 90 lbs. L.L."

and

WHEREAS, the applicant states the building is 4 stories, 45 ft. in height, 25 ft. 1 in. by 105 ft. 1 in. in area, on a lot 25 ft. 1 in. by 109.6 ft. and 11.7 ft. in area, Class 3 construction, located in business use, B area, Class 1½ height districts, erected prior to 1880, used since 1933, as follows: Cellar, storage of lumber, 0 persons; 1st and 2nd floors, manufacture of kalamein woodwork, 5 persons per floor; 3rd and 4th floors, vacant; proposed to be used and occupied: Cellar, same; 1st and 2nd floors, manufacture of kalamein woodwork, 8 persons per floor, 3rd and 4th floors to be taken down; that the building is equipped with one stairway at front which will be replaced by a 3 ft. 8 in. steel stairs with cement treads, enclosed in partitions of studs, metal lath and cement mortar, equipped with one-hour test fireproof, self-closing doors and leading directly to street and be provided with a ladder and scuttle to the roof; that the building is proposed to be equipped with one fire escape at the front extending to street by ladder and to roof by ladder; that windows and doors on the course thereof will be fireproof, self-closing; that the building to north is two stories and to the south one story in height; and

WHEREAS, Unsafe Order 154 of 1947 was issued against this building February 20, 1947, stating that the exterior walls were defective and that floor beams were defectively and partly collapsed on all stories and that plaster, walls and ceilings were defective on all stories; that Unsafe Order #918-44, was issued October 18, 1944, stating that the iron drop ladder from second story balcony front fire-escape was missing; that wood beams and flooring of 3rd and 4th floors were rotted and broken; that wood stringers, soffits and handrails were broken, loose and defective and

that fire-escape on front was badly rusted and corroded and in need of painting; and

WHEREAS, the applicant contends as to objection 2 of the order that the building is occupied by one tenant, manufacturing kalamein doors and windows for the past fifteen years with a limited number of employees; that the width of the building is 25 ft. 1 in.; that since the factory use of the building when altered will be restricted to 50% of the lot area on each of the two floors, it is requested that a counterbalanced ladder be permitted as egress from the 2nd floor to street, in conjunction with the new fire-retarded stairs as proposed; and contends as to objection 3, that permission is requested to post a liveload of 90 lbs. per square foot on 2nd floor as the operations entailed are carried on long benches, occasioning a nominal floor load per square foot; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the borough superintendent, re Alt. Applic. 1556-46, and that the appeal be and it hereby is *granted*, as to objection 2, *on condition* that the primary means of exit shall comply with the Code and Labor Law requirements; that in addition a fire escape complying with the requirements of the Labor Law shall be constructed on the front of the building, as indicated on plans filed with this appeal, marked "Received April 13, 1948" (4 sheets) and in addition that there shall be an exterior steel stairway erected at the rear of the building to grade, as shown on revised plans, marked "Received June 14, 1948" (5 sheets); that permission shall be obtained for exit from the rear yard of these premises to the adjoining premises through which access to a street is available and consent for same filed with the borough superintendent; and as to Objection 3, withdrawn to comply.

323-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 1, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond McGrover and A. A. Alter.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (323-48-A)

WHEREAS, Alpec Realty Corporation, owner (Prospect Terminal Corporation, lessee), filed April 9, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises Pier 1 (Prospect Terminal) 518 Hamilton avenue, foot of 17th and 18th streets, Gowanus Bay (Block 625, Lot 70 and Block 632, Lot 30), Borough of Brooklyn; and

WHEREAS, Order 21563-LF issued by the fire commissioner January 30, 1948 and referred to in a decision of the fire commissioner dated March 10, 1948, reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due

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to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore, ordered to:

1. Provide substructures of pier with:

(a) Fire stops at intervals of 160 ft., and in addition thereto, either 1 or 2 as set forth below:

1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit of water discharge to the entire substructure area.

OR

(b) A system of mono rail nozzles so arranged as to permit of water discharge to the entire substructure area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

OR

(c) Provide trenches across pier every 100 feet, trenches not to exceed 12 inches in width, of substantial construction to conform to the rest of the pier, to run to within approximately 5 feet of the sides of the pier, with the openings protected in section not to exceed 25 ft. for access of removal in case of fire. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the pier in question is 26 ft. by 475 ft. in area, of frame construction, erected prior to 1898, located on a lot approximately 450 ft. by 600 ft. in area, in an unrestricted use A area Class 2 height district, and used since prior to 1898 for tying up vessels for repairs; and

WHEREAS, the applicant contends that the order and decision appealed from requires structural changes; that the fire department has no authority to require structural changes; that the order and decision bear no reasonable relation to fire prevention; that the pier in question is 26 ft. wide; that all parts of its substructure can be reached with available equipment without reconstructing the pier.

Resolved, that the decision of the fire commissioner as to Order #21563-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

324-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 2, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond McGrover and A. A. Alter.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (324-48-A)

WHEREAS, Alpec Realty Corporation, owner (Prospect Terminal Corporation, lessee), filed April 9, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises Pier 2 (Prospect Terminal) 518 Hamilton avenue, foot of 17th and 18th streets, Gowanus Bay

(Block 625, Lot 70 and Block 632, Lot 30), Borough of Brooklyn; and

WHEREAS, Order 21565-LF, issued by the fire commissioner January 30, 1948 and referred to in a decision of the fire commissioner dated March 10, 1948 reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore, ordered to:

1. Provide substructures of pier with:

(a) Fire stops at intervals of 160 ft., and in addition thereto, either 1 or 2 as set forth below:

1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit of water discharge to the entire substructure area.

OR

(b) A system of mono rail nozzles so arranged as to permit of water discharge to the entire substructure area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

OR

(c) Provide trenches across pier every 100 feet, trenches not to exceed 12 inches in width, of substantial construction to conform to the rest of the pier, to run to within approximately 5 feet of the sides of the pier, with the openings protected in section not to exceed 25 ft. for access of removal in case of fire. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the pier in question is 26 ft. by 385 ft. in area, of frame construction, erected prior to 1898, located on a lot approximately 450 ft. by 600 ft. in area, in an unrestricted use A area Class 2 height district, and used since prior to 1898 for tying up vessels for repairs; and

WHEREAS, the applicant contends that the order and decision appealed from requires structural changes; that the fire department has no authority to require structural changes; that the order and decision bear no reasonable relation to fire prevention; that the pier in question is 26 ft. wide; that all parts of its substructure can be reached with available equipment without reconstructing the pier.

Resolved, that the decision of the fire commissioner as to Order #21565-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

325-48-A

APPLICANT—Alpec Realty Corporation, owner (Prospect Terminal Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Pier 3, (Prospect Terminal), foot of 17th and 18th streets (Block 625, Lot 70 and Block 632, Lot 30), Gowanus Bay, Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond McGrover and A. A. Alter.

For Administration: Peter Maher, Fire Dep't.

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ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (325-48-A)

WHEREAS, Alpec Realty Corporation, owner (Prospect Terminal Corporation, lessee), filed April 9, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises Pier 3 (Prospect Terminal) 518 Hamilton avenue, foot of 17th and 18th streets, Gowanus Bay, (Block 625, Lot 70 and Block 632, Lot 30), Borough of Brooklyn; and

WHEREAS, Order 21564-LF, issued by the fire commissioner January 30, 1948 and referred to in a decision of the fire commissioner dated March 10, 1948 reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore, ordered to:

1. Provide substructures of pier with:

(a) Fire stops at intervals of 160 ft., and in addition thereto, either 1 or 2 as set forth below:

1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit of water discharge to the entire substructure area.

OR

(b) A system of mono rail nozzles so arranged as to permit of water discharge to the entire substructure area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

OR

(c) Provide trenches across pier every 100 feet, trenches not to exceed 12 inches in width, of substantial construction to conform to the rest of the pier, to run to within approximately 5 feet of the sides of the pier, with the openings protected in section not to exceed 25 ft. for access of removal in case of fire. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the pier in question is 30.5 ft. by 585 ft. in area, of frame construction, erected prior to 1898, located on a lot approximately 450 ft. by 600 ft. in area, in an unrestricted used A area Class 2 height district, and used since prior to 1898 for tying up vessels for repairs; and

WHEREAS, the applicant contends that the order and decision appealed from requires structural changes; that the fire department has no authority to require structural changes; that the order and decision bear no reasonable relation to fire prevention; that the pier in question is 30.5 ft. wide; that all parts of its substructure can be reached with available equipment without reconstructing the pier.

Resolved, that the decision of the fire commissioner as to Order #21564-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

430-48-A

APPLICANT—Kitzler & Nurick, for Pitborn Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1735-1737 Pitkin avenue and 96-106 Osborn street, northwest corner (Block 3505, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (430-48-A)

WHEREAS, Kitzler & Nurick, for Pitborn Realty Corp., owner; Leon Epstein, Inc., lessee, filed May 12, 1948, an appeal from a decision of the borough superintendent, affecting premises 1735-1737 Pitkin avenue and 96-106 Osborn street, northwest corner (Block 3505, Lot 29), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1948, on Alt. Applic. 1014-48, reads:

"1. Removing the dividing walls of frame building and combining into one area is an enlargement of a frame structure and as such is contrary to Sect. 4.1.2 of the Bldg. Code.

2. The change in use of the second floor from residence to business is contrary to the Bldg. Code, Sect. 2.1.3.5."

and

WHEREAS, the applicant states the building is one and three stories in height, 44 ft. 9 in. by 100 ft. in area at first floor, 44 ft. 9 in. by 56 ft. in area above, Class 4 construction, erected prior to 1900, located in business use, C area, Class 1 height district, used and occupied since 1944: Cellar, storage; 1st floor, store and office, 10 persons; 2nd and 3rd floors, vacant; proposed to be reduced in height to two stories and used and occupied: Cellar, storage; 1st floor, store and offices, 10 persons; 2nd floor, storage, 2 persons; that the building is equipped with one interior wood stairs 4 ft. wide from 1st to 2nd floors, 2 ft. 6 in. wide to roof, enclosed in partitions of wood studs with metal lath and portland cement plaster on both sides, equipped with metal covered, self-closing doors, leading from street to roof; and

WHEREAS, the applicant contends that the front of the building is 3 stories high for a depth of 56 feet and the rear 25 ft. of the building is also three stories high; that the entire first floor is occupied as a retail store, office, shipping and stockroom; the 2nd and 3rd floors are now vacant; that it is proposed to remove the 2nd and 3rd floors at the rear 3 story section and the 3rd floor of the front 3 story section; that it is proposed to remove the stairs to upper stories from Pitkin avenue and to remove the wall between portions of the store on the first floor; that new steel columns and beams will be installed to support the second floor and the use of the second floor will be changed to storage of household appliances and equipment; and

WHEREAS, the applicant contends that the proposed alteration will improve the appearance of the entire corner; that the existing envelope of the building will not be increased; that all portions of the store are now open to each other; that the entire premises are occupied by one tenant; that it is proposed to fire-retard the cellar, 1st and 2nd floor ceilings with metal lath and $\frac{3}{4}$ in. portland cement mortar; that it is proposed to remove wood posts and girders in addition to the center partition of the store; and contends as to objection 2, that the front portion of the second floor of the corner 3 story section is now ap-

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proved for office use; that due to their dilapidated condition the upper floors have been unused for several years; that it is proposed to strengthen the floors, repair all walls, plaster, ceilings, etc., and use the space for storage; that a new fire-retarded stair will be installed leading direct to street and the one existing interior stair will remain as an access stair from the second floor to the roof.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1014-48, objection 1, be and it hereby is *granted on condition* that after the removal of partitions and the introduction of new steel columns as proposed, the first floor shall be arranged substantially as indicated on plan filed with this appeal, marked "Received June 3, 1948"; that the ceilings of the first floor and the cellar shall be fire-retarded as proposed; that the rear cellar shall not be occupied for storage of material, but used exclusively for the heating system; that the existing exits from all cellar spaces shall be maintained; that stairways as shown shall be maintained as indicated and as proposed; that as to objection 2, the change of use of the second floor from residence to business may be as proposed and as indicated on plans filed with this appeal marked "Received June 3, 1948," *on condition* that there shall be installed a door from the westerly portion of the second floor to the northerly roof with a counterbalanced ladder toward the northerly end, leading from a balcony on Osborn street; that the building shall not exceed two stories and cellar in height as proposed; that the design shall be as proposed and as indicated on revised plans, marked "Received June 4, 1948" (1 sheet); that the veneering on the street fronts shall be in accordance with the Board's Rules for Exterior Veneering Materials; that the building shall not be increased in area and no additional space in any other building shall be connected to this building unless fire doors are installed in accordance with the requirements for openings in fire wall; that there shall be no factory work carried on in the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

517-48-A

APPLICANT—Elias K. Herzog, for Morris Dorf, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1348-50 Southern boulevard, east side 25 ft. south of Jennings street (Block 2980, Lot 30); Borough of The Bronx.

APPEARANCES—

For Applicant: Elias K. Herzog and Morris Dorf.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (517-48-A)

WHEREAS, Elias K. Herzog, for Morris Dorf, owner, filed May 28, 1948, an appeal from a decision of the borough superintendent, affecting premises 1348-50 Southern boulevard, east side, 25 ft. south of Jennings street, (Block 2980, Lot 30), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1948, on Alt. Applic. 815-47, reads:

"8. Provide two enclosed stairways from second floor leading directly to street, as per Section 270 of the Labor Law."

and

WHEREAS, the applicant states the building is one story and balcony 23 ft. 10 in. in height, 42 ft. by 100 ft. in area, Class 3 construction, erected in 1922 on a lot 50 ft. by 100 ft. in area, located in a business use, B area, Class 1½ height district, used and occupied since 1947: Cellar, boiler-

room; 1st floor, office, store and manufacturing of fire-proof doors, 15 persons; balcony, toilets and offices, 4 persons; proposed to be changed to a two-story building and used and occupied: Cellar, and 1st floor without change; 2nd floor, toilet, storage and offices, 10 persons; that the building is provided with three interior stairs, 3 ft., 3 ft. 8 in. in width, one of wood and one of iron construction, fire-retarded, equipped with one-hour fireproof, self-closing doors and one exterior stairs on the south side extended to street by stairs with fireproof doors and windows on the course thereof; and

WHEREAS, the applicant contends that the building was originally erected as a one-story and balcony theatre and changed to factory use, for which Certificate of Occupancy #3513 was issued August 27, 1947; that the front balcony is provided with two stairs and the rear balcony is connected to an outside fireproof platform to one of the stairs leading directly to the street; that it is proposed to connect the front and rear balconies; that to be required to provide two fireproof stairs in compliance with Section 270 of the Labor Law would constitute a hardship not warranted by actual conditions; that the entire structure is used by one tenant and the second floor is used mostly for offices with a maximum occupancy of ten persons; that one of the present stairs is enclosed in fire-retarded partitions and leads to street; that the other stairs is enclosed in fire-retarded material at second floor and leads into the front portion of the building, a short distance from the street exit which it is now proposed to provide; that it is further proposed to provide an additional outside stairs leading from the concrete platform directly to the street.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on Alt. Applic. 815-47, Objection 8, and that the application be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be arranged and occupied substantially as proposed and as indicated on plans filed with this application marked "Received May 28, 1948," two sheets, and marked "Received June 4, 1948," one sheet; that the open well hole proposed shall be protected with a pair of hinged fireproof doors held in place by fusible links; that such well hole shall be reduced so as not to exceed 5 ft. by 7 ft.; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy shall be obtained.

798-47-A

APPLICANT—Allen A. Blaustein, for Upanin Hotel, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from an order and a decision of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 131, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Allen A. Blaustein.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

432-48-A

APPLICANT—Arthur Jovis, for Arta Hotel Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—50 West 112th street, south side, 100 ft. east of Lenox avenue (Block 1595, Lot 65), Borough of Manhattan.

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APPEARANCES—

For Applicant: Arthur Jovis.
For Administration: H. G. Phenev, Dep't of Housing and Buildings and Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to complete the sprinkler system in the building in accordance with the approved plans.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

478-48-A

APPLICANT—Lama & Proskauer, for Klinton Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124-02 Ocean Promenade and 119-27 Beach 124th street, northwest corner (Block 764, Lot 44), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Louis L. Friedman and Leah Magid.

For Opposition: J. Manheimer, P. E. Good and S. A. Lavine.

For Administration: Samuel L. Becker and H. G. Phenev, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice. The representative of the Division of Housing of the Department of Housing and Buildings states that in 1939 the building formerly a private dwelling was classified as a Heretofore Erected Class B Multiple Dwelling rooming house with 14 living rooms and that the applicant agrees with this description and that the building should not have been referred to as a hotel.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

209-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Prospect Marks Corp. (Eagle Cabinet Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy No. 117243 issued April 11, 1947.

PREMISES AFFECTED—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 2 P. M. at request of applicant.

316-48-A

APPLICANT—Oscar Katz, for Nicholas and Katherine Hansen, owners.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—129-10 94th avenue, southeast corner of 129th street (Block 9445, Lots 21 and 26), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Norman Katz, Nicholas Hansen, Katherine Hansen and Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal placed on Reserve Calendar.

320-48-A

APPLICANT—Elias K. Herzog, for Congregation Beth David, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—1109-1115 (1109 displayed) President street, north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Elias K. Herzog, Morris Dershowitz and Edward Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 2 P. M. for inspection by committee and consideration by Board; hearing closed.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Fannie Brownstein (Wuhan Tea Garden, Inc. and Hoffman Vegetarian, Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 112894-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 2 P. M. at request of applicant.

362-48-A

APPLICANT—Frank V. Laspia, for Anthony Roccaforte, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1948 at 2 P. M. at written request of applicant.

440-48-A

APPLICANT—Lama and Proskauer, for Oriole Baths, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1519-1529 Boardwalk and 1602 West 16th street, northeast corner (Block 7074, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to June 29, 1948 at 2 P. M. for inspection by committee and for applicant to file revised plans showing actual conditions.

ZONING APPLICATIONS

327-27-BZ

APPLICANT—Harry A. Yarish, for Howard Motor Sales Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five motor vehicles on roof of premises; and gasoline service station, washing and greasing of motor vehicles, using more than the permitted area.

PREMISES AFFECTED—741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and Moe Steinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (327-27-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a garage for more than five motor vehicles, affecting premises 745-757 Ralph avenue, east side, 275 ft. south of Sutter avenue and 16 ft. north of East 98th street (Block 3531, Lot 7), Borough of Brooklyn, was denied by the Board on October 28, 1927; and

WHEREAS, this garage, although permitted by the Court, was not erected; and

WHEREAS, the applicant requested a reopening of this application under section 7h of the zoning resolution, to permit for a term of two years, the parking and storage of more than five motor vehicles; and

WHEREAS, the application was granted by the Board on May 23, 1939, on conditions; and

WHEREAS, the term of variance was extended from time to time, and last extended on May 13, 1947; and

WHEREAS, an application under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a showroom, motor vehicle repair shop and storage of more than five (5) motor vehicles on the roof of the premises; and gasoline service station, washing and greasing of motor vehicles using more than the permitted area, affecting premises 741 to 757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn, was granted by the Board on March 2, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 2, 1948, by adding thereto:

"... that the building may be reduced in area as indicated on revised plans marked 'Received June 10, 1948,' 2 sheets, on condition that in all other respects the resolution as adopted by the Board on March 2, 1948, shall be complied with; that the space proposed

under revised plans to be left vacant on the front of the lot shall be cement paved; that the cellar shall not exceed the size indicated, approximately 10 ft. by 20 ft. to be used for the heating system only, except that the building may be of Class 3 construction, provided the ceiling throughout is fire retarded and in accordance with the requirements as passed upon by the borough superintendent under N.B. Applie. 260-47, Objection 1, of May 12, 1948."

309-28-BZ

APPLICANT—J. G. L. Molloy, for Shell Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2323-2331 Flatbush avenue and 2370-2384 Utica avenue, northeast corner (Block 8510, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (309-28-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 2323-2331 Flatbush avenue and 2370-2384 Utica avenue, northeast corner (Block 8510, Lot 1), Borough of Brooklyn, was granted by the Board on October 23, 1928, on certain conditions; and

WHEREAS, the resolution was amended on December 4, 1928, October 1, 1929, September 29, 1936 and June 15, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 15, 1947, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 23, 1928, as amended through July 15, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution."

641-30-BZ

APPLICANT—Esso Standard Oil Co., lessee, for Henry and Albert Merkel, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of years, the maintenance of a gasoline service station.

PREMISES AFFECTED—207-02 to 207-06 Hillside avenue, south side, 41 ft. east of 207th street (Block 10582, Lot 3), Queens Village, Borough of Queens.

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APPEARANCES—

For Applicant: Joseph B. Lynch and George A. Nagle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (641-30-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting partly in a business use and partly in a residence use district, the maintenance of a gasoline service station for a term of two (2) years, affecting premises 207-06 Hillside avenue, south side, 41 ft. east of 207th street (Block 10582, Lot 3), Queens Village, Borough of Queens, was granted by the Board on May 5, 1931, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, and last extended on May 14, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 5, 1931 as amended through May 14, 1946 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"*Granted* under section 7f for a term of five (5) years from the date of this *amended* resolution to permit the maintenance of a gasoline service station, *on condition* . . . that other than as herein amended the conditions of the resolution of May 5, 1931 as amended through April 25, 1944 shall be complied with; that a certificate of occupancy shall be obtained (N.B. Applic. 5846-30 and Misc. Applic. 328-42)."

360-35-BZ

APPLICANT—Lama and Proskauer, for Mary Guagenti, owner (Harry Weinstein, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of ten years, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (360-35-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station and brake testing service, affecting premises 2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn, was granted by the Board on March 24, 1936, on certain conditions; and

WHEREAS, the resolution was amended on April 22, 1947, under section 7f of the zoning resolution, for a term of ten (10) years; and

WHEREAS, plans submitted for the Board's approval as being in substantial compliance with the requirements of the resolution, were approved December 16, 1947; and

WHEREAS, on November 5, 1947, time was extended to submit plans, obtain permit and complete the work and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1936, as amended through December 16, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

" . . . that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

1103-38-BZ

APPLICANT—Rutgers Construction Co., Inc., for Sara Engelhard, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the erection and maintenance of an extension to an existing business building.

PREMISES AFFECTED—403 Howard avenue, east side, 68 ft. 2 in. north of St. Marks avenue (Block 1452, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: William Iser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1103-38-BZ)

WHEREAS, this application under Section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the erection and maintenance of an extension to an existing business building; affecting premises 403 Howard avenue, east side, 68 ft. 2 in. north of St. Marks avenue (Block 1452, Lot 5), Borough of Brooklyn, was granted by the Board April 4, 1939, on certain conditions; and

WHEREAS, the resolution was amended on May 29, 1939; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 4, 1939, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

" . . . that in view of action of the borough superintendent under Alt. Applic. 13889-48, amendment disapproved June 8, 1948, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

1022-41-BZ

APPLICANT—Max Horn, for Dorothy Jacobs and Hortense Margolis, owners.

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SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles, on the same premises with a Multiple Dwelling.

PREMISES AFFECTED—124-128 Beach 63rd street, east side, 355 ft. south of Larkin avenue (Block 355, Lot 24 and part of Lot 19), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1022-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, on the same premises with a multiple dwelling, the parking and storage of more than five motor vehicles, affecting premises 124-128 Beach 63rd street, east side, 355 ft. south of Larkin avenue (Block 355, Lot 24 and part of Lot 19), Arverne, Borough of Queens, was granted by the Board on June 16, 1942, on certain conditions and time to obtain permits and complete the work, was extended on September 9, 1942; and

WHEREAS, the term of variance was extended on July 5, 1944, July 2, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 16, 1942, only so far as it has reference to the term of the variance, so as amended this portion of the resolution shall read:

"Granted under section 7h for a temporary term of two (2) years from the date of this *amended* resolution, to permit . . . and that other than as herein amended the conditions of the resolution of July 2, 1946, shall be complied with (Miss. Applic. 11061-41)."

1032-41-BZ

APPLICANT—Max Horn, for Jacob Liebowitz, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles and the maintenance of a one-car (non-accessory) garage.

PREMISES AFFECTED—175 Beach 72nd street, west side, 259 ft. south of Rockaway Beach boulevard (Block 608, Lot 69), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1032-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles and the maintenance of a one-car (non-accessory) garage, affecting premises 175 Beach 72nd street, west side, 259 ft. south of Rockaway Beach boulevard (Block 608, Lot 69), Arverne, Borough of Queens, was granted by the Board on June 16, 1942, on certain conditions and time to obtain permits and complete the work, was extended on September 14, 1943; and

WHEREAS, the term of variance was extended on July 5, 1944, July 2, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 16, 1942, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under Section 7h for a term of two years from the date of this *amended* resolution . . . and that other than as herein amended the conditions of the resolution of June 16, 1942, shall be complied with in all respects; that a certificate of occupancy shall be obtained (Misc. Applic. 11063-41)."

95-45-BZ

APPLICANT—Lama and Proskauer, for Marie Atherton, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use C area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the buildings as extended, being in excess of the area permitted by the zoning resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (95-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the alteration and extension of an existing garage for more than five motor vehicles and a gasoline service station, the building as extended, occupying in excess of the area permitted by the zoning resolution, affecting premises 87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens, was granted by the Board on June 20, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 26, 1946 and June 3, 1947, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1945, as amended through June 3, 1947, only so far as it has reference to the completion of work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by applicant that all permits have been obtained, that all work completed

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within one year from the date of this *amended* resolution (Alt. Applic. 74-45)."

254-45-BZ

APPLICANT—Lama and Proskauer, for Bell Motor Sales, Inc., owner (Frank J. Titus, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and local retail use, D area district, the extension to existing showroom and motor vehicle repair shop (previously granted by the Board) using more than the area permitted and for the storage of automobile parts and the storage of five motor vehicles.

PREMISES AFFECTED—186-35 to 186-49 Merrick boulevard and 186-01 to 186-15 Ridgedale avenue, northwest corner (Block 12718, Lot 1), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (254-45-BZ)

WHEREAS, this application under sections 7i and 7a of the zoning resolution, permitting in a business use district, the erection of a building to be occupied as a showroom and for motor vehicle repairs, with business entrance more than 25 ft. from the intersection of the business and residential streets, affecting premises 186-35 to 186-49 Merrick boulevard and 186-01 to 186-15 Ridgedale avenue, northwest corner (Block 12718, Lot 1), Springfield, Borough of Queens, was granted by the Board on July 17, 1945, on certain conditions; and

WHEREAS, the resolution was amended on October 9, 1945 and December 16, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 17, 1945, as amended December 16, 1947, only so far as reference to obtaining permits and completion of work, so that as amended this portion of resolution shall read:

"... that in view of statement by applicant that all plans for construction have been approved and the building is approximately 50% completed, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. Applic. 1038-47)."

352-45-BZ

APPLICANT—Lama and Proskauer, for Nathan Ossip, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of a gasoline service station with new building and two additional gasoline storage tanks and rearrangement of pumps.

PREMISES AFFECTED—81-22 Rockaway boulevard, 92-38 82nd street, southwest corner and 81-09 to 81-17 95th avenue (Block 9010, Lot 26), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (352-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of a gasoline service station, with a new building, two additional gasoline storage tanks and rearrangement of pumps, affecting premises 81-22 Rockaway boulevard, 92-38 82nd street, southwest corner and 81-09 to 81-17 95th avenue (Block 9010, Lot 26), Woodhaven, Borough of Queens, was granted by the Board on January 3, 1946, on certain conditions; and

WHEREAS, on March 19, 1946, plans were approved; and
WHEREAS, time to obtain permits and complete the work was extended on June 24, 1947 and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained, that all permits shall be obtained and all work completed within one (1) year from the date of this resolution (N.B. 175-45)."

618-45-BZ

APPLICANT—Appell and Appell, for Charlotte H. Appell, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change of occupancy from club, bowling alleys, banquet hall and dwelling to retail stores, offices and dwelling.

PREMISES AFFECTED—448 West 51st street, south side, 243 ft. 9 in. east of 10th avenue (Block 1060, Lot 154), Borough of Manhattan.

APPEARANCES—

For Applicant: Faustin F. Jehle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (618-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, for a term of five years, permitting in a residence use district the change of occupancy from club, bowling alleys, banquet hall, dwelling, etc., to retail stores, offices and dwelling, affecting premises 448 West 51st street, south side, 243 ft. 9 in. east of 10th avenue (Block 1060, Lot 154), Borough of Manhattan, was granted by the Board on March 12, 1946, on certain conditions; and

WHEREAS, the time to obtain permits and complete the work, was extended on June 25, 1946 and June 10, 1947; and

WHEREAS, the applicant requested a further extension of the time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 12, 1946, as

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amended through June 10, 1947, only so far as it has reference to obtaining permits and completion of work, so as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved and all permits obtained that all work shall be completed within one (1) year from the date of this amended resolution."

63-46-BZ

APPLICANT—Lama and Proskauer, for William E. Winkle, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubratorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (63-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubratorium, office and auto laundry, affecting premises 108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens, was granted by the Board on June 18, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 24, 1947 and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 18, 1946, as amended through June 24, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 2336-45)."

135-46-BZ

APPLICANT—Lama and Proskauer, for Frank M. McCurdy, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection of a building on present existing gasoline service station (vacant) and proposed parking for more than five motor vehicles, minor repairs, brake testing and wheel alignment.

PREMISES AFFECTED—3802-3824 Avenue U and 2201-2211 East 38th street, southeast corner (Block 8555, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (135-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the erection of a building on present existing gasoline service station (vacant) and proposed parking for more than five (5) motor vehicles, minor repairs, brake testing and wheel alignment, affecting premises 3802-3824 Avenue U and 2201-2211 East 38th street, southeast corner (Block 8555, Lot 37), Borough of Brooklyn, was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 24, 1947 and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on July 10, 1946, as amended June 24, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this resolution."

311-46-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of an existing gasoline service station, to include lubratorium, auto laundry, minor repairs, office and sale of accessories.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-53 165th street, northeast corner (Block 9837, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (311-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of an existing gasoline service station to include lubratorium, auto laundry, minor repairs, office and sale of accessories, affecting premises 165-01 to 165-09 Hillside avenue, northeast corner 165th street (Block 9837, Lot 10), Jamaica, Borough of Queens, was granted by the Board on July 1, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 1, 1947, only

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so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 321-46)."

673-46-BZ

APPLICANT—Lama and Proskauer, for Bryant Real Estate Co., Inc., owner (Sterman Bros., lessees).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction, extension and enlargement of an existing gasoline service station, to include office, auto laundry, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—143-17 to 143-19 Hillside avenue and 87-56 to 87-64 144th street, northwest corner (Block 9701, Lot 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (673-46-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, extension and enlargement of an existing gasoline service station, to include an office, auto laundry, lubritorium and motor vehicle repair shop affecting premises 143-17 to 143-19 Hillside avenue, and 87-56 to 87-64 144th street, northwest corner (Block 9701, Lot 31), Jamaica, Borough of Queens, was granted by the Board on June 10, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 10, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, and the work is 50% completed, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (N.B. 4887-46)."

1074-46-BZ

APPLICANT—Lama and Proskauer, for Saj-Lee Realty Corp., owner.

SUBJECT—Application for consideration—reopening—and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection of a building, using more than the area permitted.

PREMISES AFFECTED—1196-1200 Coney Island avenue, west side, 400 ft. north of Avenue I (Block 6513, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1074-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a building using more than the area permitted, affecting premises 1196 to 1200 Coney Island avenue, west side, 400 ft. north of Avenue I (Block 6513, Lot 24), Borough of Brooklyn, was granted by the Board on June 24, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 24, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 2256-46)."

177-47-BZ

APPLICANT—Charles M. Spindler, for Walter Vanderveer, owner (Anthony Stesney and Edward Korth, lessees).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and retail use district, the extension of an existing gasoline service station, to house a lubritorium and car washing bay.

PREMISES AFFECTED—92-01 to 92-19 Metropolitan avenue and 69-61 to 69-69 Alderton street, northeast corner (Block 3179, Lot 75), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (177-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and retail use districts, the extension of existing gasoline service station to house a lubritorium and car washing bay, affecting premises 92-01 to 92-19 Metropolitan avenue, and 69-61 to 69-69 Alderton street, northeast corner (Block 3179, Lot 75), Forest Hills, Borough of Queens, was granted by the Board on June 3, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work

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was extended on December 2, 1947 and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that work has been completed and application for a certificate of occupancy has been filed but not yet issued, that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. Applic. 3065-46)."

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) in a residence district, location of boiler house in residence district, and the location of a gasoline service station in a business use district.

PREMISES AFFECTED—Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712, 5716, 7075-7077, 7080-7082, 7092-7094, 7098-7105, 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Klein and H. E. Weir.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (299-47-BZ)

WHEREAS, this application under sections 7c, 7A and 21 of the zoning resolution, to permit the parking of motor vehicles accessory to stores, business buildings in the residence use district and store fronts facing on 188th street and other streets solely within the property, and a boiler house used to furnish heat and domestic hot water solely for buildings, and garages solely for the storage of motor vehicles belonging to the residents in the project, affecting premises: Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Pack avenue (Fresh Meadow Houses); (Blocks 5712-5716; 7075-7077; 7080-7082; 7092-7094; 7098-7105; 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens, was granted by the Board on July 1, 1947, on certain conditions; and

WHEREAS, the resolution was amended on February 17, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 1, 1947, as amended February 17, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that the site work, including roads, grading and sub-surface facilities; namely, sewers, water and gas, electric line and telephone lines are substantially completed, and all work is under construction at the present time, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 881-47)."

952-47-BZ

APPLICANT—Lama and Proskauer, for Brocon Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27, and part of Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (952-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, affecting premises 1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the resolution was amended on April 6, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947, as amended April 6, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

MATERIAL SUBMITTED FOR APPROVAL

612-47-SM

APPLICANT—Resistall Paint Manufacturing Co., Division of Brytenu Chemical Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Resistall (fire resistant) Enamel Paint; previously approved.

APPEARANCES—

For Applicant: Jack Ellsworth.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (612-47-SM)

WHEREAS, Brytenu Chemical Manufacturing Co., Ellsworth and Feuerstein, owners, filed on June 19, 1947, an application with the Board of Standards and Appeals for

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approval of the material known as Resistall (fire-resistant) Enamel Paint; and

WHEREAS, this material was approved by the Board on May 11, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant has amended his application as filed June 19, 1947 as to the name of the material to read, "Resistall, fire-resistant Flat Paint."

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution of May 11, 1948 by adding thereto:

"... that this material may be marketed under the name of Resistall (fire resistant) Flat Paint and under the name of Safecote, *on condition* that the requirements of this resolution shall be complied with in all respects."

Adjourned: 5:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, and July 1, 1941.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932 and June 15, 1948, effective July 12, 1948.)

Authority: Section 666, paragraph 2 of the New York City Charter.

Rule 1. Scope.

- 1.1 No person shall install oil-burning, or oil-storage equipment for use within the City of New York except as provided in these rules.
- 1.2 These rules shall not apply to gas companies storing or using oil in the manufacture of illuminating gas for public use.

Rule 2. Definitions.

- 2.1 For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:
- 2.2 APPROVED: Shall mean devices hereafter approved by the Board of Standards and Appeals and also, when required by the Board of Standards and Appeals, approved, listed as standard, and/or labeled by any nationally recognized standard testing laboratory not operated for commercial profit, provided all such devices are installed in accordance with these rules. Such approval is subject to suspension or revocation for non-compliance with these rules. All devices approved by the Board of Standards and Appeals prior to the adoption of these rules shall be accepted.
- 2.3 AUTOMATIC PUMP: Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil.
- 2.4 BURNER: A device designed for the purpose of burning oil.
- 2.5 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and generation of power for use on premises.
- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous operation.
- 2.7 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.8 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with under-

ground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

- 2.10.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch ($\frac{1}{2}$ ") in diameter.
- 2.10.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.11 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.12 FIRE RETARDING MATERIALS:
 - 2.12.1 One-half ($\frac{1}{2}$) inch plaster boards, or asbestos boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
 - 2.12.2 Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
 - 2.12.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.
 - 2.12.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.13 GROUND: An electrical conductor having capacity to absorb current.
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes.
- 2.15 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in C19-2.0 of the Administrative Code and Rule 3.
- 2.16 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.17 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.18 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

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- 2.19 **PERMANENT DEFORMATION:** Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.20 **PERMIT:** Shall mean permit for storage of oil.
- 2.21 **PORTLAND CEMENT CONCRETE:** Shall mean a mixture of one (1) part cement and not more than two and one-half ($2\frac{1}{2}$) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.22 **PREHEATER:** A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.23 **RELIEF VALVE:** A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.24 **RELIEF LINE:** That portion of the line between the bypass connection of the relief valve and the supply line or storage tank.
- 2.25 **REMOTE CONTROL:** A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.26 **SCAVENGING LINE:** A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.27 **SHOP FABRICATED:** Shall mean completely built in the shop of the tank manufacturer.
- 2.28 **SHUT-OFF VALVE:** A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.29 **STORAGE CONTAINER:** Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.30 **STORAGE TANK:** Any tank for oil having a capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.
- 2.31 **STORAGE TANK, AUXILIARY:** Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.32 **SUPPLY LINE:** That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.33 **TEST WELL:** An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.34 **TRANSFER PUMP:** An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.
- 2.35 **VENT PIPE:** That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in Commercial Standard CS12-38 U. S. Department of Commerce, and shall have a flash-point not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester

(American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

Range Oil		
No. 1	Fuel Oil	
No. 2	"	"
No. 3	"	"
No. 4	"	"
No. 5	"	"
No. 6	"	"

- 3.2 The use of crankcase refuse oil as fuel oil is strictly prohibited.

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.
- 4.1.1 When assembled each burner shall be tested for defects and proper functioning throughout its operating range. Parts shall be so designed as to maintain alignments and to permit interchangeability.
- 4.1.2 The CO^2 in the flue gas shall be maintained at not less than 8% without smoking and throughout the operating range of the capacity of the burner when tested.
- 4.1.3 Flexible tubing used as an integral part of burner shall be not longer than 72 inches and of an approved type.
- 4.2 Approval of burners or oil-burning heaters designed for installation with storage of not more than six (6) gallons shall include approval of storage containers and limitations of installation. If more than six (6) gallons' storage is desired for such burners or oil-burning heaters, a storage tank shall be installed as provided for in these rules. Portable containers of not more than six (6) gallons' capacity may be filled from such storage tanks by means of an approved hand pump located above the top of the tank.
- 4.3 The requirements of these rules shall not apply to the use and installation of portable burners not requiring a connection to a flue where such burners are of the type commonly used for household purposes including oil stoves, oil heaters and oil lamps equipped with a woven wick, nor do the requirements of these rules apply to such portable apparatus such as blow torches, soldering pots, tar heaters, snow melters, etc.

Rule 5. Material and Construction of Tanks.

- 5.1 Cylindrical Tanks (except vertical tanks located outside of buildings above ground).
- 5.1.1 All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plate shall be free from physical imperfections, such as laminations, cracks, mill scale, etc. All steel must be new in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.
- 5.1.2 All tanks shall be welded or riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates. Filler of any kind between plates is prohibited.

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5.1.3 Thickness of cylindrical tanks, except tanks of 275 gallons capacity or less:

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 in. in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings of equivalent members so as to retain their cylindrical form.

5.1.4 All cylindrical, oval or obround storage tanks shall have dished heads with a curvature the radius of which is not greater than the diameter of the tank. Dished heads shall be formed with an adequate cylindrical extension rim to provide welding or riveting surface. Should flat heads be used they shall be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

5.1.5 Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. in diameter rivets $2\frac{1}{2}$ in. pitch.

5.2 Rectangular Tanks.

5.2.1 All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

5.2.2 Corners may be made up by bending the plates or by use of angles.

5.2.3 Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

5.2.4 All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural steel members which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tanks as the case may be.

5.2.5 When structural steel members are used such as angle, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the members. In no case shall the rivets be in excess of six (6) inches center to center on these members.

5.2.6 When structural steel reinforcing members are tied together with braces in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken in the minimum net section.

5.2.7 If structural steel members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center, in all directions. The unit stress permitted in these members shall not be in excess of nine

thousand (9,000) pounds per square inch on the minimum net section.

5.2.8 The connection between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

5.3 All Tanks Except Vertical Above-Ground Storage Tanks.

5.3.1 All storage tanks for oil of two hundred and seventy-five (275) gallons' capacity or less, except buried tanks, shall have a minimum thickness of shell and head plates of manufacturers Standard 10 gauge (.134"). Auxiliary storage tanks of 60 gallons or less shall be similarly constructed but need not be of a gauge thicker than U. S. Standard No. 14.

5.3.2 At time of installation all storage tanks shall bear a permanently fixed plate, spot-welded or equivalent, bearing the name of tank manufacture, the gauge of material and capacity of tank. All shop fabricated storage tanks shall be installed without structural alteration.

5.3.3 All openings shall be through the top of the storage tank except that storage tanks of 275-gallons may be provided with a three-quarter inch ($\frac{3}{4}$ ") opening for gravity discharge and a one-inch (1") opening in the bottom for cleaning and protection against corrosion.

5.3.4 All buried storage tanks shall have a thorough coating on the outside of two coats of red lead protected by hot tar, asphaltum, or other equivalent rust-resisting material. All such tanks shall be electrically grounded.

5.3.5 Manholes; Tanks for oils having a viscosity less than 500 sec. Saybolt Universal at 100° F. need not have manholes; where used for such oils the manhole covers shall be bolted and made gastight; where used for oils having a viscosity greater than 500 sec. Saybolt Universal at 100° F. (No. 5 or No. 6 Commercial Standard grades) shall have manhole covers bolted or otherwise secured to the tanks and kept hydrostatically tight at all times.

5.4 Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

5.4.1 Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

5.4.2 The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch. The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

R equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No.

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14 of the New York State Industrial Commission).

5.4.3 Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formulas for shell plates.

5.4.4 In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

5.5 Storage Containers.

5.5.1 Storage containers for oil of six (6) gallons capacity or less used in connection with burners or oil-burning heaters shall be designed to withstand a hydrostatic pressure test of five (5) pounds per square inch without permanent deformation, rupture or leakage and shall be approved as provided in Rule 4.2. Glass storage containers shall not exceed three gallons capacity, protected with a metal jacket provided with hand grips and designed to be rigidly fastened to stand or wall and shall be approved as provided in Rule 4.2.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1. be connected to one burner. Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings, shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by a continuous jacket of not less than four inches (4") of Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.

Each storage tank may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen inches (15") greater on all sides than the outside dimensions of the storage tank. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of

the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.1.3 The capacity of individual storage tanks located inside of buildings shall not exceed twenty thousand (20,000) gallons.

6.1.3.1 All buried storage tanks shall be constructed of metal not less than 1/4" in thickness.

6.1.4 All storage containers used in connection with burners or oil-burning heaters shall be installed in a substantial and workmanlike manner with rigid metal fasteners to wall or floor and protected against mechanical injury.

6.2 Inside of Buildings, Below Ground.

6.2.1 Storage tanks having a capacity of 275 gallons or more may be buried inside a building with the top of the tank not less than two feet below floor level. In lieu of two feet of earth over the tank, the tank may be covered by concrete flooring equivalent to the basement floor but not less than the equivalent of 4 inches of reinforced Portland cement concrete with not less than No. 20 gauge steel wire cloth 2" x 2" mesh. Tanks shall be placed in firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch mesh. When necessary to prevent floating, tanks shall be securely anchored. Storage tanks buried below the floor, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material.

6.2.2 Storage tanks buried below the floor shall not be less than 1/4" in thickness.

6.2.3 No tank shall be buried so as to be nearer than three feet to any foundation wall or foundation footing.

6.3 Outside of Buildings, Below Ground.

6.3.1 Storage tanks located outside of buildings, below ground, shall be buried with the top of the tank not less than two feet (2') below the natural grade of the surface of the ground. Tanks shall be placed on firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch (1") mesh. When necessary to prevent floating, tanks shall be securely anchored.

6.3.2 No tank shall be buried so as to be nearer than 3 feet to any foundation wall.

6.3.3 All buried storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.3.4 All buried storage tanks shall be constructed of metal not less than 1/4" in thickness.

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6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks located outside of buildings above ground shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet, or more	100,000 "

6.4.2 Each such storage tank shall be protected by an embankment or a dyke. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded and shall be at least four feet (4') high but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen feet (16'). Embankments or dykes shall be made of earthwork with clay core; or of masonry, or of impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth; free from stones, vegetable matter, etc., and shall have a flat section at the top of not less than three feet (3') and a slope of at least one and one-half ($1\frac{1}{2}$) to two (2) on all sides. Concrete or masonry dykes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded. Embankments or dykes shall be continuous and unpierced. C-19-50.0 of the Administrative Code.

6.4.3 All above ground storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded.

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no tank shall be placed within twenty feet (20') of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals.

Rule 7. Piping.

7.1 Installation of Piping and Tubing.

7.1.1 Piping and tubing shall be run in a substantial and workmanlike manner. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. All pipes connected to buried tanks except test well piping shall be provided with double swing joints at tank.

7.1.2 Only new standard full-weight iron, steel or brass pipe, or new extra-heavy copper brass or aluminum alloy tubing, properly marked and duly approved, may be used. Drawn metal tubing when used for conveying oil, shall be adequately protected. Such tubing unless protected against mechanical injury shall be used only in the same room in which the burner is installed. Drawn tubing when used in domestic installations shall be not less than three-eighths inch ($\frac{3}{8}$ ") inside diameter up to shut-off valve at burner. Soldered connections are prohibited.

7.1.3 Overflow pipes where installed shall not be smaller in size than the supply pipe.

7.2 Relief Valves.

7.2.1 Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve.

7.2.2 Oil preheaters shall be of approved type and provided with a relief valve to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler.

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.1 An open vent of iron or steel, without trap, and drainage to the tank, shall be provided for each storage tank. The lower end of the vent pipe shall not extend through the top of the storage tank more than one inch (1"). Cross connection between vent pipe and fill pipe is prohibited.

7.3.2 Where a battery of storage tanks, designed to hold the same grade of oil, is installed, vent pipes may be run into a main header.

7.3.2.1 The area of the header and common vent shall be equal to the sum of the areas of the vent pipe.

7.3.3 Vents shall be not less than one and one-quarter inches ($1\frac{1}{4}$ ") in diameter for storage tanks up to 1,100 gallons' capacity and not less than two inches (2") in diameter for storage tanks of 1,100 gallons and more. Vents for auxiliary storage tanks shall not be less than $\frac{1}{2}$ inch in diameter and may be run into the storage tank vent.

7.3.4 Vent pipes shall be provided with weather-proof hoods and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

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7.4 Fill Pipes.

- 7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter.
- 7.4.2 Each storage tank shall be provided with a separate fill pipe except where a battery of tanks is installed, containing the same grade of oil, a common fill and header pipe may be installed provided the area of common header pipe is no smaller than the largest branch fill pipe. When different grades of oil are piped to separate tanks from a common fill line, each branch fill pipe shall be provided with a shut-off valve.
- 7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve which shall be located at the fill pipe terminal.
- 7.4.4 All fill pipe terminals shall be of approved type constructed of a suitable material, provided with lugs for imbedding in concrete or in lieu thereof a set screw to fasten terminal to fill pipe. The outer flange of the fill pipe terminal shall be provided with letter reading "Fuel Oil" and the calendar number under which the fill pipe terminal has been approved. The fill pipe terminal shall be separately threaded to receive the seal cap and the fill pipe. The seal cap shall be suitably threaded and slotted for a special opening wrench. An oilproof gasket inserted in a groove in the fill pipe terminal shall be provided so as to render the fill pipe terminal leakproof. A strainer is not required but if used must be of not less than $\frac{1}{8}$ inch mesh. Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left-handed thread, and the fill pipe fitting shall be of a different size than that required for the fill pipes to gasoline tanks.

7.5 Heating Coils in Storage Tanks.

- 7.5.1 All heating to reduce viscosity of oils in storage tanks shall be only by means of hot water or low pressure ten (10) pounds per square inch maximum steam coils or electric heaters approved for oil storage tanks.

7.6 Scavenging Line.

- 7.6.1 When a scavenging line is installed it shall terminate outside of the building and shall be capped oil tight when not in use.

Rule 8. Valves and Control of Oil Flow.

- 8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank, and may be connected by a common feed pipe with a shut-off valve at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe

complying with Rule 7.3. All valves shall be brass gate or globe valves of 125 lbs. per sq. in. rating.

- 8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required.

- 8.3 Except as may be modified in specific instances by the Board of Standards and Appeals, oil from storage tanks of two hundred and seventy-five (275) gallons' capacity or more may be delivered to burners installed above the lowest floor of a business building only under the following provisions:

- 8.3.1 Plans for such installations shall be submitted for approval to the administrative official having jurisdiction before such installation is made.

- 8.3.2 Such burners shall not be installed in any story of any building the floor of which is more than fifty feet (50') above the street level. Only one oil delivery line shall be installed for each floor.

- 8.3.3 Oil delivery lines to burners located above the lowest floor of a building shall not be larger than two inches (2") iron pipe size.

- 8.3.4 The pressure in oil lines to burners located above the lowest floor of a building shall not be more than is necessary to deliver oil to the burners and such pressure shall not in any case exceed thirty (30) pounds per square inch. With each automatic burner there shall be installed and maintained in good working order a set of suitable safety controls of the electric or mechanical type. The proper control for each burner is to be listed in the resolution under which the burner is approved. The controls are to provide the following functions:

Temperature control	
Ignition	"
Stack or	
Combustion	"
Pressure	"
Gravity	"

- 8.4 A remote control shall be provided whereby the flow of oil to any burner can be stopped, and such remote control shall be located outside the entrance to the room in which the burner is located and as close to such entrance as practical, except when outside location is impracticable such control may be located immediately inside the room in which the burner is located if such location is accessible at all times. All such controls shall be legibly labeled "Remote Control for Oil Burner." On auxiliary storage tanks used with manually operated burners such remote control may be installed on feed lines between tank and burner.

- 8.5 Except as provided by Rule 4.2 of these rules for approved combination burner and storage container devices, pressure in storage tank or container for the purpose of discharging oil is prohibited.

- 8.6 In systems where either steam or air is used for atomizing the oil, the oil and the atomizing supply shall be interlocked, so that in case of the inter-

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ruption of the atomizing supply, the supply of oil will immediately be cut off. Except that this requirement shall not apply to air and oil supply units directly connected to a common driver.

Rule 9. Oil Level Indicating Devices and Test Wells.

- 9.1 All tanks located inside of buildings shall be provided with an oil level indicating device. Test wells shall not be permitted in tanks located inside of buildings. Unused tank openings shall be permanently sealed to prevent removal of plugs or cover.
- 9.2 Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of oil or oil vapor.
- 9.3 Test well shall be capped oil tight and kept closed when not in use.

Rule 10. Permits, Plant, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.1 No oil installation of more than six (6) gallons' capacity shall be operated until after a permit has been issued by the Fire Commissioner.

10.1.2 Application for permit shall be made by the installer who holds a certificate or license issued by the Fire Commissioner on forms furnished by the Fire Commissioner and shall provide for the location of the building in which the installation is to be made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such proposed installation by the Borough Superintendent of Buildings when required under Rule 10.2.

10.1.3 No permit shall be issued by the Fire Commissioner until the installation has been inspected by his representative and the installer has furnished an affidavit that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking

10.2 Plans to be Filed Where Structural Considerations Are Involved.

10.2.1 The installer shall file with the Borough Superintendent of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. All plans, as in this section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the Board of Transportation for all tanks

located in or outside of buildings along the line of subways under the limitation in Rule 6.5.1.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 Storage tanks of approved type and not exceeding two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no leakage when tank and all piping for oil is completely filled with oil when subjected to a test of 10 pounds per square inch for a period of ten (10) minutes in installations in multiple dwellings, places of public assembly and amusement, except that no tests shall be required for installations in occupancies not specifically mentioned herein.

10.3.2 Storage tanks of more than two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no change in a shape, rupture or leakage when subjected to a hydrostatic test with water or oil as follows:

10.3.2.1 Oval, obround, rectangular and specially shaped storage tanks and piping connected thereto twenty-five (25) pounds per square inch.

10.3.2.2 Cylindrical storage tanks and piping connected thereto, fifty (50) pounds per square inch.

Pressure shall be applied for a period of thirty minutes. When oil is used there shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all necessary equipment for conducting tests. Such test may be made with oil in freezing weather for tanks located outside of building.

10.3.3 Defective tanks, if repaired by welding, shall have all oil removed and shall be purged of all explosive gases or vapors.

10.3.4 The anti-syphon devices, where used as provided for in these rules, shall be approved devices.

10.3.5 All piping conveying oil from a transfer pump to a burner subjected to a pressure in excess of 50 lbs. per sq. inch shall be tested for a pressure of 1½ times the working pressure.

10.4 Fee for Permit and Test of Storage Tanks and Piping.

10.4.1 When application for permit is made, as provided for in Rule 10.1, a fee covering the permit shall be paid in accordance with the schedule given in the Administrative Code.

Rule 11. Inspection of Installations With Not More Than Six (6) Gallons' Storage Capacity.

11.1 All installations of burners with not more than six (6) gallons' storage capacity except where such installations are made in dwellings shall be

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reported by installer to the Fire Commissioner giving location of building in which installation is made, name and address of owner and/or occupant, name and address of installer and the make and approval number of burner. Such reported installations shall be inspected as required by the Administrative Code.

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected with a separate flue in a legal chimney, complying with Article 11 of the Administrative Building Code except that in high pressure mercantile and industrial plants several units may be connected to a boiler room stack.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed.
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time, and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.

Rule 13. Automatic Pumps.

- 13.1 Automatic pumps, when not an integral part of the burner shall be of approved type, provided with automatic means for preventing continuous discharge of oil in case of pipe breakage.

Rule 14. Fire Protection.

NOTE: In order that the intent of Local Law No. 145 be carried out, Section C26-693.0, sub. d, par. 1, 2, 3, is superseded by the following:

- 14.1 The clear distance between smoke pipe connections, of any boilers, furnaces or other heating apparatus to flues, and combustible material shall not be less than eighteen (18) inches, except that this clearance may be reduced to nine (9) inches where a baffle consisting of not less than No. 29 gauge sheet metal backed by $\frac{1}{4}$ inch thick asbestos is placed two (2) inches above and extending along the entire length of the smoke pipe connections and twice the width thereof and such baffle is securely fastened from the ceiling with substantial hangers. In lieu of such baffle the combustible material may be covered with fire-retarding material as defined in these rules.
- 14.2 The clear distance between any non-insulated heat-producing parts of boilers, furnaces or other heating apparatus and combustible material shall not be less than twenty-four inches (24"). Where such parts are insulated by two inches (2") of asbestos, or equivalent, the clear distance shall be not less than twelve inches (12"), or, in lieu of such insulation the combustible material shall be covered with fire retarding material as defined in these rules extending 8 ft. in front and 4 ft. side and rear of the apparatus.
- 14.3 No movable combustible material shall be stored or maintained within five feet (5') of heating apparatus, except where same is protected by fire retarding material.
- 14.4 Burners and all accessories, including tanks and piping, shall be maintained oil tight and kept clear at all times.

- 14.5 The floor beneath boiler or furnace and within five (5) feet in all directions shall be of fireproof construction.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be firmly anchored to the floor, set level, and the floor beneath the stoves or any such heating devices protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.1 Cards, giving complete instructions for the care and operation of the system shall be permanently fixed near the apparatus in readable condition. Where burners or oil-burning heaters designed for use with storage of not more than six (6) gallons' capacity are installed, there shall also be posted a copy of the specifications under which it was approved by the Board of Standards and Appeals in addition to the instruction card herein provided for.
- 15.2 Every heating system in which the oil is preheated or systems not fully automatic when operating, shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

Rule 16. Modification.

- 16.1 When, for any reason, it may be impracticable to comply strictly with the foregoing rules, the administrative official having jurisdiction shall have power to accept substitute methods provided the spirit and substance of these rules shall be complied with.

Rule 17. Existing Installations.

- 17.1 Oil burner systems heretofore installed and duly approved as complying with all laws and rules then applicable thereto shall be deemed acceptable, provided there have been no subsequent alterations to the apparatus, except as to Rule 15.2.

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UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

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OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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568-48-A—H.B.M.—1493-1505 Broadway, west side, from West 43rd to West 44th streets, 200-214 West 44th street and 201-215 West 43rd street (Block 1015, Lot 29), Borough of Manhattan, Alt. 754-48.

569-48-A—H.B.M.—110 West 71st street, south side, 95 ft. east of Park avenue (Block 1405, Lot 68), Borough of Manhattan, Decision.

570-48-BZ—H.B.Bx.—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx, Alt. 421-48.

571-48-BZ—H.B.R.—2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond, N.B. 54-48.

572-48-A—F.D.—408-414 West 52nd street, south side, 100 ft. west of 9th avenue (Block 1061, Lot 37), Borough of Manhattan, 48140-LF.

573-48-A—F.D.—21-23 North 11th street and west side of Kent avenue, from North 11th to North 12th streets (Block 2287, Lot 1), Borough of Brooklyn, 13671-LC and Decision.

574-48-A—Marine and Aviation—Foot of Kingsland avenue, 550 ft. north of Greenpoint avenue (ground floor); (Block 2517, Lot 27), Borough of Brooklyn, Decision.

575-48-SM—Berton Brick (concrete clay brick), manufactured by Murray Shewitt, Material.

576-48-A—H.B.Q.—134-17 Jamaica avenue, north side and south side of Metropolitan avenue (Block 9284, part of Lot 26), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue), Alt. 1330-48.

577-48-A—H.B.M.—204-206 77th street, south side, 105 ft. east of 3rd avenue (Block 1431, Lot 43), Borough of Manhattan, N.B. 155-47.

578-48-SM—Holby Tempering Valve (for controlling temperature of hot water), manufactured by Holby Valve Co., Material.

579-48-SM—Turrill 275 Gallon Alumium Basement Fuel Oil Storage Tank, manufactured by Turrill, Inc., Material.

580-48-A—H.B.Q.—50-08 188th street, west side, from 50th avenue to Underhill avenue (Block 5642, Lot 1); 50-11 to 50-15 188th street, northeast corner of 53rd avenue and east side of 188th street, 40 ft. north of 53rd avenue (Block 5643, Lots 1 and 3); 53-04 to 53-08 189th street, southwest corner of 53rd avenue and northwest corner of Underhill avenue (Block 5659, Lots 1 and 6);

53-11 to 53-19 189th street, east side, 80 ft., 120 ft., and 160 ft. south of 53rd avenue (Block 5660, Lots 28, 30 and 32); 53-24 to 53-32 190th street, northwest corner of Underhill avenue and west side of 190th street, 101.31 ft. and 141.31 ft. north of Underhill avenue (Block 5660, Lots 16, 18 and 20); and 189-05 Underhill avenue, northeast corner of 189th street and northeast corner of 190th street (Block 5660, Lot 26 and Block 5662, Lots 33, 35 and 37), Flushing, Borough of Queens, N.B. 1917, 1921, 1922, 1928, 1929, 1939-1944 and 1947-1950-48, inclusive.

581-48-SM—Zonolite Brand Vermiculite, manufactured by Zonolite Co., Material.

582-48-SM—United One and One-Half Hour Hollow Metal Door, manufactured by United Steel Fabricators, Inc., Material.

583-48-A—H.B.M.—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan, N.B. 72-48.

584-48-BZ—H.B.Bx.—1353-1367 Castle Hill avenue, west side, 203.33 ft. south of Starling avenue (Block 3935, Lot 58), Borough of The Bronx, N.B. 580-48.

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125-47-SM—World $\frac{3}{4}$ Hour, 1 Hour and $1\frac{1}{2}$ Hour Panel Type Kalamein and Hollow Metal Doors, manufactured by World Steel Products Corp., Material.

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982-39-BZ—H.B.M.—406-420 West 55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 141 and 42), Borough of Manhattan, Alt. 1054-45.

513-47-BZ—H.B.B.—883-889 Park avenue, north side, 130 ft. $9\frac{1}{2}$ in. west of Broadway (Block 1579, Lot 37), Borough of Brooklyn, Alt. 4990-46.

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Tank Trucks, Gasoline, etc.....Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 29, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 29, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1057-47-BZ—Application, December 11, 1947, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, office and motor vehicle repair shop; premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

243-27-BZ—Application of Henry Nordheim, applicant, on behalf of James J. Gilhuly, owner, reopened March 23, 1948, under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted; premises 3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

370-41-BZ—Application of Lama and Proskauer, applicants, in behalf of Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee), reopened September 9, 1947, under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board); premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubricatorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

36-48-BZ—Application, January 13, 1948, under sections 7e, 7A and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Rabinowitz, owner, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubricatorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection; premises 65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

183-48-BZ—Application, March 4, 1948, under section 21 of the zoning resolution, of Alfred Gross, applicant, on behalf of Union Land Corporation, owner, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre) from a retail use district into a residence use district under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zoning resolution, to permit the parking of more than five motor vehicles in a retail and residence use district; premises west side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

184-48-A—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115, Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

239-48-BZ—Application, March 18, 1948, under sections 7c and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Tupton Associates, owner, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district, and using more than the area permitted in the residence use, B area district, portion of the lot; premises 1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

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372-48-BZ—Application, April 19, 1948, under section 7f of the zoning resolution, of Harry M. Prince, applicant, on behalf of Bismac Corporation, owner (Bishop, McCormack and Bishop, lessees), to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a period of fifteen years; premises 1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

373-48-A—1146-1158 East New York avenue, and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

1058-47-BZ—Application, December 11, 1947, under sections 7e and 21 of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Bernedetta Claderone, owner (Anthony Butera, lessee), to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway; premises 670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

403-48-BZ—Application, May 4, 1948, under sections 7c and 21 of the zoning resolution, of William I. Hohausser, applicant, on behalf of Myer 1890 Bottling Co., Inc., owner, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard; premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

351-48-A—206-210 East 92nd street, south side, 100 ft. east of 3rd avenue and 1639 3rd avenue (cellar-building C-Stockhouse); (Block 1537, Lot 1), Borough of Manhattan.

594-29-BZ—Application of Paul Friedman, applicant, on behalf of Jean Frischling, owner (Murray Frischling, lessee, d/b/a Morey Motors), reopened May 25, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district the extension to existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station); premises 5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

570-37-BZ—Application of Herman Kron, applicant, on behalf of New York Post Graduate School and Hospital,

owner (Louis Banks, lessee), reopened November 25, 1947, under section 7h of the zoning resolution, to permit in a residence use district the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn); premises 328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

206-47-BZ—Application, March 6, 1947, under sections 7i and 7e of the zoning resolution, of Joseph A. Dimmo, applicant, on behalf of Anthony Coppola, owner, to permit in a local retail use district the erection and maintenance of a gasoline service station for a term of ten years; premises 167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

911-47-BZ—Application, October 15, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Frank Homelsky, owner, to permit in a residence use district the change in occupancy from garage for more than five motor vehicles to garage for five trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading; premises 474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn.

1055-47-BZ—Application, December 11, 1947, under sections 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Antonio Idones, owner, to permit in a business use district the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop using more than the area permitted; premises 2201 Bedford avenue, east side, 71 ft. 9½ in. south of Church avenue (Block 5104, Lot 10), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

451-48-BZ—Application, May 18, 1948, under sections 7c and 7e of the zoning resolution, of Howard H. Snyder, applicant, on behalf of 906 Corporation, owner, to permit in a residence use district the change in occupancy from meeting room (church) to storage; premises 305-313 West 18th street, north side, 100 ft. west of 8th avenue (Block 742, Lots 28-32), Borough of Manhattan.

476-48-BZ—Application, May 21, 1948, under section 7e of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Augusta Goodkin, owner, to permit in a manufacturing use district the change in occupancy from junk shop, stable and storage to carpet cleaning and storage; premises 227 East 148th street, north side, 292.83 ft. east of Park avenue (Block 2337, Lots 52 and 53), Borough of The Bronx.

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435-48-BZ—Application, May 5, 1948, under sections 7c and 7f of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of 127 West 49th Street Corp. and Estates of Emanuel Arnstein and George Backer, owners, to permit in a retail 1 use district the reconstruction of existing garage and stores on West 49th street to be used for the storage of more than five motor vehicles on first floor and open air parking on roof, and also to be used in conjunction with existing garage for more than five motor vehicles and stores (previously granted by the Board) on West 50th street, both to be connected by ramps; premises 127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

502-48-A—127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 29, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

398-48-A—140-46 Bascom avenue, south side, 42.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

406-48-A—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

434-48-A—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

440-48-A—1519-1529 Boardwalk and 1602 West 16th street, northeast corner (Block 7074, part of Lot 20), Borough of Brooklyn.

441-48-A—605-607 West 115th street, north side, 125 ft. west of Broadway (Block 1896, Lot 61), Borough of Manhattan.

543-48-A—61-11 188th street, east side, from Horace Harding boulevard to 64th avenue (Block 7117, Lot 2), Flushing, Borough of Queens.

1041-47-A—150 West 14th street, west side, 120 ft. south of 7th avenue (cellar); (Block 609, Lot 13), Borough of Manhattan.

526-48-A—444 Coney Island avenue, west side 103 ft. 5½ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.

566-48-A—114-116 East 85th street, south side, 180 ft. east of Park avenue (Basement, 1st, 2nd and 3rd floors); (Block 1513, Lot 64), Borough of Manhattan.

371-48-A—Foot of South 9th street, 105 ft. 7 in. west of Kent avenue (Block 2134, Lot 1 and Block 2143, Lot 1), Borough of Brooklyn.

798-46-A—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

1012-47-A—2176 (2174 displayed) East 22nd street, west side, 215.5 ft. north of avenue V (1st floor); (Block 7354, Lot 30), Borough of Brooklyn.

370-48-A—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

528-48-A—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue (pent house); (Block 994, Lot 7), Borough of Manhattan.

405-48-A—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31 inclusive), Borough of Brooklyn.

468-48-A—71-06 Ocean Promenade and 111 Beach 71st street, northwest corner (Block 607, Lots 97, 110, 197 and part of Lot 1), Arverne, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, July 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

288-34-BZ—Application of Burke, Morrison & Green, applicants, on behalf of Cross Bay Blvd., Inc., owner, reopened April 6, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, accessory sales and office, for a term of ten years; premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

44-35-BZ—Application of Arthur Haaren, applicant, on behalf of Kesbec, Inc., owner (Arthur O. Leuck, lessee), reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman

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street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

706-47-BZ—Application, July 11, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sadie V. Owens, owner, to permit in a business use district the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises 162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

709-47-BZ—Application, July 22, 1947, under sections 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Eugene Marcus, owner, to permit in a business use, C area district the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted; premises 5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

7-48-BZ—Application, January 6, 1948, under section 21 of the zoning resolution, of Jacob Lubroth, applicant, on behalf of Marchville Realty Corp., owner, to permit in a business use, C area district the extension to an existing building on first floor, using more than the permitted area; premises 35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, northeast corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

342-48-BZ—Application, April 15, 1948, under sections 7e, 7i, 7c and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee), to permit in a residence and retail use, D area district the extension to existing auto show room using more than the area permitted, and without the required rear yard to be used as an auto show room for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake testing, parts department and office; premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 13 and 50), Floral Park, Borough of Queens.

1202-21-BZ—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

93-48-BZ—Application, February 5, 1948, under sections 7c and 7i of the zoning resolution, of M. Martin Elkind, applicant, on behalf of K & L Auto Electric Service, owner, to permit in a business use district the extension to existing building on first floor to be used for extension to existing battery and ignition service; premises 49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

132-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guiseppe L. Carulli, owner, to permit in a residence use district the change in occupancy from private stable to store on first floor and two families on second floor; premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

210-48-BZ—Application, March 3, 1948, under section 7a of the zoning resolution, of Harry Hurwit, applicant, on behalf of Lenore Garage, Inc., owner, to permit in a residence use district the extension of existing garage, (first and second floors) and the change in occupancy of third floor from office and storage to storage garage; premises 404-408 East 49th street, south side, 100 ft. east of 1st avenue (Block 1360, Lot 44), Borough of Manhattan.

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275-48-BZ—Application, March 29, 1948, under sections 7h and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pauline Hanisch, owner, to permit in a business use district the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced; premises 1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

297-48-BZ—Application, March 31, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Samuel Cohen, owner, to permit in a business use, C area district the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys); premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

322-48-A—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

393-48-BZ—Application, April 27, 1948, under sections 7c and 7e of the zoning resolution, of Noah N. Sherman, applicant, on behalf of Patricia Realty, Inc., owner, to permit in a residence use district the two story extension to existing factory and office building on vacant lot adjoining existing building; premises 351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

394-48-A—351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

416-48-BZ—Application, May 6, 1948, under sections 7f, 7i and 7a of the zoning resolution, of William Farrell, applicant, on behalf of Carmela D'Agostino, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district; premises 2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

418-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of Alberico Pompa, applicant, on behalf of Triboro Development Corp., owner, to permit in a residence use, D area district the erection of more than one building on a plot; premises 39-08 to 39-14 209th street, west side, 208-08 to 208-16 39th avenue, south side, 39-05 to 39-11 208th street, east side and 208-09 to 208-11 41st avenue, north side (entire block); (Block 6215, Lots 10 and 30), Bayside, Borough of Queens.

420-48-BZ—Application, May 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Douglas Baker, owner, to permit in a residence use district the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office; premises 53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

421-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of William J. Boegel, applicant, on behalf of St. Elizabeth's R. C. Church, owner, to permit in a residence use, B area district the erection and maintenance of a building (school) using more than the area permitted; premises 269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and

608-614 West 187th street (Block 2166, Lots 66, 67 and 70), Borough of Manhattan.

429-48-BZ—Application, May 12, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Manuel Schultz, owner, to permit in a residence and business use D area district the erection and maintenance of a business building using more than the area permitted; premises 124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens.

975-47-A—442-446 5th avenue, northwest corner of West 39th street (street floor); (Block 841, Lots 37, 38, 41, 43 and 44), Borough of Manhattan, (reopened February 10, 1948; previously withdrawn).

716-47-SA—Red Wing Oil Burner, Model D.

350-48-SA—Red Wing Oil Burner, Model E.

359-48-SM—Armstrong's Mineral Wool Board (Insulation for refrigerated rooms, equipment and ducts).

360-48-SM—Armstrong's Monowall (interior ceiling and wall finish).

361-48-SM—Armstrong's Insulated Siding (exterior siding and insulation).

389-48-SM—Armstrong's Temlock, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

320-48-A—1109-1115 (1109 displayed) President street, north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn.

492-48-A—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway (Block 2919, Lot 35), Borough of The Bronx.

494-48-A—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor); (Block 2980, Lot 8), Borough of The Bronx.

798-47-A—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 131, Lot 26), Borough of Brooklyn.

554-48-A—2-4 Pierrepont street, southeast corner of Pierrepont place (11th and 12th floors and Penthouse); (Block 241, Lots 20 and 21), Borough of Brooklyn.

583-48-A—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

486-48-A—6702-6706 3rd avenue and 274-284 67th street, southwest corner (cellar and 1st floor); (Block 5849, Lots 37 and 40), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

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580-48-A—50-08 188th street, west side, from 50th avenue to Underhill avenue (Block 5642, Lot 1); 50-11 to 50-15 188th street, northeast corner of 53rd avenue and east side, of 188th street, 40 ft. north of 53rd avenue (Block 5643, Lots 1 and 3); 53-04 to 53-08 189th street, southwest corner of 53rd avenue and northwest corner of Underhill avenue (Block 5659, Lots 1 and 6); 53-11 to 53-19 189th street, east side, 80 ft., 120 ft. and 160 ft. south of 53rd avenue (Block 5660, Lots 28, 30 and 32); 53-24 to 53-32 190th street, northwest corner of Underhill avenue and west side of 190th street, 101.31 ft. and 141.31 ft. north of Underhill avenue (Block 5660, Lots 16, 18 and 20); and 189-05 Underhill avenue, northeast corner of 189th street and northeast corner of 190th street (Block 5660, Lot 26, and Block 5662, Lots 33, 35 and 37), Flushing, Borough of Queens.

569-48-A—110 East 71st street, south side, 95 ft. east of Park avenue (Block 1405, Lot 68), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

411-47-BZ—Application of Reginald S. Hardy, applicant, on behalf of Mark A. Beathan, owner, reopened June 8, 1948, for consideration as to amendment of resolution as to length of term of variance—application previously granted on condition under section 7e of the zoning resolution for a temporary term of five years permitting in a residence use district the erection of a business building to be used as an office (request for reopening and amendment previously dismissed for lack of prosecution, February 3, 1948); premises 214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

130-47-BZ—Application, February 6, 1948, under sections 7c, 7i and 7f of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nathan Williams, owner, to permit in a residence and business use district the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

131-47-A—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

708-47-BZ—Application, July 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer,

applicants, on behalf of Hanover Sacks Corp., owner, to permit in a residence and business use district the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles to be serviced; premises 61-42 to 61-48 Fresh Meadow Lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

1076-47-BZ—Application, December 3, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Francis Decca and Rose Calabro, owners, to permit in a residence use district the reconstruction and extension to existing gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

1077-47-A—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—re proposed widening of 44th avenue).

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

158-48-BZ—Application, February 26, 1948, under section 7i of the zoning resolution, of Barney Rosenstein, applicant, on behalf of Fort Washington Automobile Club, Inc., owner (Coliseum Operating Corp., lessee—Washington Motors, Inc., sub-lessee), to permit in a residence and business use district the change in occupancy from stores, offices, garage for more than five motor vehicles and service station (previously granted by the Board), to stores, offices, garage for more than five motor vehicles, service station and motor vehicle repair shop; premises 4360-4374 Broadway, east side, 50 ft. south of West 187th street and 660-662 West 187th street (Block 2167, Lot 38), Borough of Manhattan.

255-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Charles A. Wilson, applicant, on behalf of Frank and Catherine Attenese, owners, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop; premises 2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

463-48-BZ—Application, May 18, 1948, under sections 21 and 7c of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Sam Minskoff, owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more

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than the area permitted; premises 98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49,) Rego Park, Borough of Queens.

466-48-BZ—Application, May 19, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Alberto Georgianni, owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as a store and dwellings, using more than the area permitted; premises 521 Grand street, south side, 63 ft. 10 in. west of Jackson street and 323 Henry street (Block 288, Lot 33), Borough of Manhattan.

470-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Store Builders, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted; premises 101-11 Queens boulevard, east side, 40.49 ft. south of 67th road (Block 2135, Lots 6 and 8), Forest Hills, Borough of Queens.

474-48-BZ—Application, May 21, 1948, under sections 7f and 7i of the zoning resolution, of Cole, Madsen and Milnes, applicants, on behalf of Emanuel M. Honig, owner, to permit in the retail use district portion of the lot the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five motor vehicles; premises 2582 Hylan boulevard, between Sterling and Ross avenues (Block 3965, Lot 1), New Dorp, Borough of Richmond.

481-48-BZ—Application, May 21, 1948, under sections 7c and 21 of the zoning resolution, of Herbert Gretsche, applicant, on behalf of Apac Realty Corp., owner, to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted, and without the required courts on the side lot lines; premises 1320-1328 Atlantic avenue south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn.

498-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of A.R.C. Building Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

499-48-BZ—Application, May 20, 1948, under sections 7c, 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Utility Laundry Service, Inc., owner, to permit in a residence and business use district the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning; premises 2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

530-48-BZ—Application, June 4, 1948, under section 7c of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Margaret Dilliard and Ernest Mann, owners, to permit in a residence and business use district the change in occupancy from club rooms and stable (Riding Academy) to broadcasting and television broadcasting studios; premises 7-17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan.

328-34-BZ—Application of S. Sheldon Meyers, applicant, on behalf of Max Mirowitz, owner, reopened

June 29, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of five years, permitting in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles; premises 1449 Vyse avenue, west side, 100 ft. south of Jennings street (Block 2987, Lot 33), Borough of The Bronx.

835-47-BZ—Application of Burke, Morrison and Green, for E. Koeppel, Inc., owner, reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application, previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn); premises 162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

490-46-SM—Peele Flush Counterbalanced Elevator Door (reopened June 25, 1946, re Amendment to resolution to permit a safety seal meeting rail astragal.)

251-48-SA—Quick Heat Oil Fired Furnace, Models A-65UB, A-85RB, A-100RB and H-55D.

280-47-SA—Hamilton Gas Clothes Dryer, Model 700G.

38-47-SA—Bergen Building Block, Inc. Cinder Concrete Block.

168-48-SA—Ross Industrial Oven, Gas Fired.

304-48-SM—Weatherseal Shingle Panels (Sidewall Unit).

475-48-SM—Durabrik (Concrete Brick).

841-47-SM—Academy Concrete Blocks.

90-48-SA—Amp Crystal Flo Carbonators, Models LB-1 and H-4 (motor driven).

408-48-SM—Baychester Block Co., Inc. Cinder Blocks.

463-46-SA—Flofilm Processor, Model 91-01.

914-47-SM—Paul A. Piancazzo Cement Blocks (load bearing).

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

454-48-A—1285-1287 Castleton avenue, northeast corner of Clove road (Block 204, Lot 1), West Brighton, Borough of Richmond.

553-48-A—205 Chambers street, northeast corner of West street, and 197 Reade street, southeast corner of West street (Block 139, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened

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May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

513-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), reopened June 22, 1948, for consideration as to amendment of resolution,—Application, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway (Block 1579, Lot 37), Borough of Brooklyn.

1112-22-BZ—Application of Harry M. Prince, applicant, on behalf of West 25th Street Garage, Inc., owner (Shamrock Motors, Inc., lessee), reopened June 22, 1948, under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 2169-2175 Amsterdam avenue and 463-471 West 167th street, northeast corner (Block 2112, Lots 1-5), Borough of Manhattan.

1437-23-BZ—Application of Harold L. Young, applicant, on behalf of Adjo Garage Inc., owner, reopened May 20, 1947, under section 7e of the zoning resolution, to permit in a business use district, openings in existing wall along Macombs place in existing garage, stores and gasoline service station (previously granted by the Board); premises 235-249 West 154th street and 101-107 Macombs place, northwest corner (Block 2040, Lot 23), Borough of Manhattan.

982-39-BZ—Application of Paul Friedman, applicant, on behalf of Chapmald Realty Corp., owner, reopened June 22, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of two years (previously denied by the Board); premises 406-420 West 55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 141 and 42), Borough of Manhattan.

407-40-BZ—Application of Esso Standard Oil Co., applicant and owner, reopened April 9, 1946, under section 7f of the zoning resolution, to permit in a business use district, the rearrangement of accessory building (previously approved by the Board of existing gasoline service station (previously granted by the Board); premises 1927-1935 Flatbush avenue and 3845-3855 Kings Highway, northeast corner (Block 7819, Lot 20), Borough of Brooklyn.

398-45-BZ—Application of Charles M. Spindler, applicant, on behalf of Stanley Kilburn, owner, reopened June 8, 1948, under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted; premises 209-01 to 209-19 Northern boulevard, north side, from 209th street to Corporal Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

767-47-BZ—Application of Kitzler and Nurick, applicants, on behalf of Jack Resnicoff, owner, reopened

February 17, 1948, under section 21 of the zoning resolution, to permit in a residence use, F area district, a building (two family dwelling) without the required set back, (previously denied by the Board); premises 404 Beach 132nd street and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens.

69-48-BZ—Application, January 26, 1948, under section 7e of the zoning resolution, of Shirley and deShaw, applicants, on behalf of Herman Bureczky, owner, to permit in a residence use district the erection and maintenance of an automatic retail rental laundry, for a term of five years; premises 511 East 88th street, north side, 175 ft. east of York avenue (Block 1585, Lot 8), Borough of Manhattan.

89-48-BZ—Application, February 3, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Hale Cleaners & Dyers Inc., owner, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangin, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7c of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

266-48-BZ—Application, March 24, 1948, under sections 7c and 7e of the zoning resolution, of Benjamin Antin, applicant, on behalf of Sound Realty Co., owner, to permit in a residence and business use district, the erection and maintenance of a storage garage for more than five motor vehicles; premises west side, of Boston road, from East 212th to East 213th streets, 1161 East 212th street and 1160 East 213th street (Block 4707, Lot 1), Borough of The Bronx.

282-48-BZ—Application, March 25, 1948, under section 7e of the zoning resolution, of David I. Shivitz, applicant, on behalf of Rose Hurwitz, owner, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry; premises 1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx.

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312-48-BZ—Application, March 22, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Cornell Furniture Co., owner, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted; premises 6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

313-48-A—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

438-48-BZ—Application, May 14, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Service Stations Syndicate, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repair shop and the parking and storage of more than five motor vehicles, accessory sales and office; premises 41-02 to 41-14 Lawrence street and 131-66 to 131-74 41st avenue, southwest corner (Block 5063, Lots 7 and 14), Flushing, Borough of Queens.

473-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Ethel Realty Co., Inc., owner (H. C. Bohack Co., Inc., lessee), to permit in a local retail use, D area district, the extension to existing business building (retail grocery store), using more than the area permitted; premises 219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of 31), Inglewood, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7c and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

529-48-BZ—Application, June 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of Jacob W. Sherman, applicant, on behalf of Leon Emmerman, owner, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted; premises 86-88 East 98th street, west

side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn.

536-48-BZ—Application, June 7, 1948, under section 21 of the zoning resolution, of James E. McKillop, applicant, on behalf of Joe-Nett Realty Corp., owner, to permit in a business use, C area district, the extension to existing building on first floor using more than the area permitted; premises 848 Manhattan avenue, east side, 287 ft. 8½ in. north of Calyer street (Block 2574, Lot 41), Borough of Brooklyn.

584-48-BZ—Application, June 22, 1948, under section 21 of the zoning resolution, of H. M. Cole, applicant, on behalf of Castle Hill Associates, owner, to permit in a residence and retail use, D area district, the erection of a building (stores), in the retail use district portion, using more than the area permitted; premises 1353-1367 Castle Hill avenue, west side, 203.33 ft. south of Starling avenue (Block 3935, Lot 58), Borough of The Bronx.

589-48-BZ—Application, June 24, 1948, under sections 7c and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Ann L. Marshall, owner, to permit in a residence use district, the change in occupancy from one family dwelling to cat and dog hospital and one family residence; premises 318 West 70th street, south side, 218 ft. 1¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan.

628-48-A—175-04 Horace Harding boulevard, southeast corner of 175th street, and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens (under section 35 General City Law re bed of mapped street—175th street).

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

452-48-A—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11 and 17 to 24 incl. and 52 to 55 incl.), Borough of Brooklyn.

518-48-A—32-03 214th street, east side, 467.94 ft. north of 33rd avenue and 214-02 32nd avenue (Block 6065, Lot 24), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—32nd avenue).

556-48-A—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond (under section 36, General City Law, re building not fronting on legal street).

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

576-48-A—134-17 Jamaica avenue, north side, and south side of Metropolitan avenue (Block 9284, part of Lot 26), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street proposed widening of Metropolitan avenue).

519-48-A—1781 Victory boulevard and 576 Manor road, northwest corner (Block 371, easterly part of Lot 4), West New Brighton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 22, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, June 2, 1948, were approved as printed in the Bulletin of June 8, 1948, Vol. 33, No. 23.

ZONING APPLICATIONS

921-26-BZ

APPLICANT—Henry Nordheim, for B. and R. Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop (reopened March 23, 1948).

PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for inspection by a committee of the Board and decision without further argument.

347-27-BZ

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c, and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; (reopened March 23, 1948).

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: P. L. Rosen, Thomas W. Constable and K. Elkins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for inspection by a committee of the Board and for applicant to file revised plans.

181-38-BZ

APPLICANT—W. H. and J. F. Dusenbury, for Frances Smith, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop (reopened May 18, 1948).

PREMISES AFFECTED—410 City Island avenue, east side, 100.41 ft. north of Ditmars street (Block 5645, Lot 6), Borough of The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: Jerome Beaudreas, E. Greenberg and Leonard A. Swarthie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and decision by the Board without further argument.

294-39-BZ

APPLICANT—Henry George Greene, for Sol J. and Ben Lupoff, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; (reopened April 20, 1948).

PREMISES AFFECTED—415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry George Greene and Sol J. Lupoff.

For Opposition: Herbert O. Burden, George M. Byers, A. Miya, L. Gross and E. Camadella.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Park Dept.

ACTION OF BOARD—Laid over to July 13, 1948 at 10 A.M. for inspection by a committee of the Board and for further consideration.

706-47-BZ

APPLICANT—Lama and Proskauer, Sadie V. Owens, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop.

PREMISES AFFECTED—162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: A. Lama, Sadie V. Owens and R. Tierney.

For Opposition: E. H. Mandelbaum, A. Evans and Mathais Labiner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for inspection and decision by the Board without further argument.

709-47-BZ

APPLICANT—Lama and Proskauer, for Eugene Marcus, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7A of the zoning

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resolution, to permit in a business use, C area district, the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted.

PREMISES AFFECTED—5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Arthur A. Marcus and Morton H. Lenin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for inspection and decision by the Board without further argument.

1064-47-BZ

APPLICANT—Jacob L. Sherwood, for Rochambeau Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Jacob L. Sherwood.

For Opposition: Anna Lamb and Lucy Guterman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for further consideration of revised plans.

7-48-BZ

APPLICANT—Jacob Lubroth, for Marchville Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to an existing building on first floor, using more than the permitted area.

PREMISES AFFECTED—35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, northeast corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: William B. Katzman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for inspection by a committee of the Board and for further consideration.

155-48-BZ

APPLICANT—James E. Casale, for Beatrice D. Maroney, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Dowling, Horace Ginsberg, Marvin Fine and J. E. Casale.

For Opposition: Thomas E. Huser and G. W. Sands.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. pending filing of Administrative Appeal raising the question of legality of the use by objector.

178-48-BZ

APPLICANT—Henry George Greene, for T. L. & L. Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted.

PREMISES AFFECTED—1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of Americas (6th); (Block 593, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene and G. M. Wopstadi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Wm. N. Purdy, Bd. of Transportation.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for applicant to file revised plans.

342-48-BZ

APPLICANT—William J. Burke, for Francis S. Riley, Margaret E. Dervin and John R. Haman, owners (Floral Park Motor Sales, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7i, 7c and 21 of the zoning resolution, to permit in a residence and retail use, D area district the extension to existing auto showroom using more than the area permitted, and without the required rear yard to be used as an auto showroom for new and used motor cars, motor vehicle repair shop, lubricatorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake testing, parts department and office.

PREMISES AFFECTED—256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 193 and 50), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: J. F. Fitzsimons, Wm. J. Burke, J. Haman and A. Lama.

For Opposition: G. T. Redleaf, C. Siro, J. Huxhorn and K. Kringler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for inspection by a committee of the Board and for consideration after applicant has filed revised plans; hearing closed.

403-48-BZ

APPLICANT—William I. Hohauser, for Myer 1890 Bottling Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard.

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PREMISES AFFECTED—26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

APPEARANCES—

For Applicant: J. V. McKee, Irving Belfer, I. Myer and J. C. Goldberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for applicant to obtain decision from the borough superintendent as to use of building for not over five trucks.

382-48-BZ

APPLICANT—Leo Stillman, for Arthur Bandes and Cecil Nemerson, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a business building (stores and offices).

PREMISES AFFECTED—2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16-19), Borough of The Bronx.

APPEARANCES—

For Applicant: Leo Stillman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

628-29-BZ

APPLICANT—Lama and Proskauer, for Harry J. Pieper, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one half ton trucks (reopened November 12, 1947).

PREMISES AFFECTED—71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: A. Lama and Harry J. Pieper.

For Opposition: Edward Kassel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (628-29-BZ).

WHEREAS, this application under the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building, affecting premises 71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens, was granted by the Board on March 4, 1930 on certain conditions, and the resolution was amended on June 23, 1931; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7e and 7f of

the zoning resolution, to permit in residence and business use districts, the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one (1) oil truck and ten (10) one-half ton trucks; and

WHEREAS, this case was reopened by vote of the Board on November 12, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Cooper avenue is in a business use C area class 1 height district; 73rd street and the site are in residence and business use C area class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated October 14, 1947 on Alt. Applic. 2487-47 reads:

"2. The change of use of an existing auto show room to storage of plumbing and heating supplies, plumbing and heating shop, storage of one oil truck and ten ½ ton trucks on premises partially in a business zone and partially in a residential zone, is contrary to Art. II, sec. 3 and Art. II, sec. 4a, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 4 in. frontage by 100 ft. 11 in. in depth, on which is located a building covering the entire lot, one story, 12 ft. 6 in. in height, of class 3 construction, used as an automobile showroom; that it is proposed to store plumbing and heating supplies, a plumbing shop and for the storage of one oil truck and ten ½ ton service trucks, construct a new locker room and storage space for the storage of plumbing materials; and

WHEREAS, the applicant contends that the present owner has been in the plumbing business for many years and serves the customers in the immediate area; that the proposed change will in no way affect the surrounding properties; that no noise or odors of any kind will emanate from the proposed use.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 23, 1931 under section 7e by adding thereto:

"... that in the event the new owner, Harry J. Pieper, doing business under the name of Harry J. Pieper Corp., desires to occupy the building as proposed and for the storage of one oil and ten service trucks and one personal pleasure car, that such use may be permitted for a term of five (5) years from the date of this amended resolution, but only so long as the use of the building is maintained as proposed and under the occupancy and control of the present owner and his wholly owned corporation; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or area; that otherwise the building shall comply with the requirements of the resolution adopted by the Board on March 4, 1930; and that all permits required shall be obtained and all work completed within six months from the date of this amended resolution."

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles.

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PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, from Beach 26th street to Beach 27th street, 2-01 to 2-11 Beach 26th street and 2-02 to 2-12 Beach 27th street (Block 280, Lots 16 and 19), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (571-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 26-02 to 26-08 Seagirt avenue, north side, between Beach 26th and Beach 27th streets, 201-209 Beach 26th street and 202-212 Beach 27th street (Block 280, Lots 16 and 19), Far Rockaway, Borough of Queens, was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on July 5, 1944 and July 1, 1947; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that this plot, containing lots 16 and 19 in Block 280, is now under the same ownership as the plot covered by application 802-41-BZ, and that the two plots will be occupied in conjunction.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 17, 1941, as amended through July 1, 1947, so that as amended this portion of the resolution shall read:

"... that this plot may be occupied in conjunction with the plot as permitted under Cal. No. 802-41-BZ provided similar conditions are maintained as to surfacing and fencing as are required by resolution adopted this day under Cal. 802-41-BZ, ... and that other than as herein amended the conditions of the resolution of July 1, 1947, shall be complied with (Misc. Applic. 4658-41)."

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application reopened June 2, 1948, for consideration as to extension of term of variance (expired by time limitation)—Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, east side, 140 ft. south of Edgemere avenue (Block 280, Lot 10), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (802-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term

of two years, the parking and storage of more than five motor vehicles, affecting premises 219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street (Block 280, Lot 10), Edgemere, Borough of Queens, was granted by the Board on April 21, 1942, on certain conditions, time extended on September 9, 1942 and the term of variance extended on July 25, 1944; and

WHEREAS, the applicant requested a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on June 2, 1948, and set for hearing on June 22, 1948, at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1948, re Misc. Applic. 3345-48, reads:

"1. Use of premises in a residence use district for the parking and storage of motor vehicles is contrary to Art. II, Sect. 3 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 21, 1942, as amended through July 25, 1944, only so far as it has reference to the term of the variance, so that as amended the resolution shall read:

"Granted under Section 7h for a term of two (2) years to permit the premises to be occupied as proposed for the parking and storage of motor vehicles as passed upon by the borough superintendent, under Misc. Applic. 3345-48, Objection 1, *on condition* that the premises shall be levelled substantially to the grade of the surrounding streets and shall be properly surfaced with clean gravel or steam cinders, rolled and treated with a binder; that on the interior lot lines and the street building lines of Beach 26th and Beach 27th streets there shall be erected a woven wire fence of chain link type with anchored steel posts not less than 5 ft. 6 in. in height, with no openings therein except one entrance to each street not exceeding 10 ft. in width each with curb cut opposite not exceeding 12 ft., except that such fence may be omitted along the southerly lot line adjoining Lots 16 and 19, as to which zoning variance was granted under Cal. 571-40-BZ, now under the same ownership as the lot in this application; that no signs shall be erected on the premises, except there may be a neat sign not over 15 sq. ft. in area, advertising the parking and storage use and the rates charged and such other information as the Commissioner of Licenses may require that no building or other use shall be permitted on the premises except there may be a building not over 100 sq. ft. in area and not over one story in height which may be of frame erected near the entrance to be occupied solely for the office and shelter of the attendant; that while occupied jointly no additional shelter shall be constructed other than the one as permitted under Cal. 571-41-BZ; that such portable fire fighting appliances shall be maintained as the fire commissioner shall require; that all permits shall be obtained and all work completed within two (2) months from the date of this resolution; that this resolution supersedes previous resolutions as adopted April 21, 1942, as amended July 25, 1944.

1086-46-BZ

APPLICANT—Leonard A. Swarthe, for A. and H. Karsten, Inc., owner.

SUBJECT—Application reopened December 2, 1947—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles (previously granted by the Board) to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms.

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PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1086-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five (5) motor vehicles (previously granted by the Board under section 7g, Cal. 298-22-BZ) to factory use affecting premises 2333 to 2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue (Block 3833, Lots 70 and 74), Borough of The Bronx, was granted by the Board on March 4, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution, to permit in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms; and

WHEREAS, this case was reopened by vote of the Board on December 2, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 18, 1948, after due notice by publication in the Bulletin, and laid over to June 18, 1948, then to June 22, 1948, for inspection and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Waterbury avenue and the site are in a residence use, D area and Class 1 height district; Havemeyer avenue is in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 31, 1947, re Alt. Applic. 772-47, reads:

"1. Proposed change of present legal nonconforming use—garage for more than 5 motor vehicles and store to offices, motor vehicle repair shop, garage for more than 5 motor vehicles, milk distribution station, refrigeration and stock rooms in a residence district is contrary to Art. 2, Sec. 3 of zoning resolution and approved by the Bd. of Stds. and Appeals under Cal. 298-22-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 150 ft. front by 83.07 ft. in depth, on which is located a building 100 ft. front by 83.07 ft. in depth, one story, 15 ft. in height, of Class 3 construction, formerly used as a garage; that it is proposed to use the building for a garage for more than five motor vehicles, offices, motor vehicle repair shop, milk distribution station, refrigeration and stockrooms; that new partitions will be erected; that smaller windows will be installed instead of two large ones; that stock to be stored will be auto repair parts; and

WHEREAS, the applicant contends that the present owners now located at 2338 Hermany Avenue, Bronx, purchased the building; that they will continue to maintain a milk bottling and distribution plant at 2338 Hermany avenue, Bronx; that at the premises at Waterbury avenue it is proposed to maintain a garage for more than five motor vehicles, for storing their own vehicles exclusively; that great economy and efficiency in the operation of such garage would be realized by maintaining their own motor vehicle repair shop to service their own cars and trucks.

Resolved, that the Board of Standards and Appeals does

hereby amend the resolution adopted on March 4, 1947, by adding thereto:

"Granted under section 7e for a term of ten (10) years to permit the building to be occupied as proposed and as indicated on plans filed with this application marked 'Received February 11, 1948,' 7 sheets, on condition that the building shall not be increased in height or area; that the existing ramp within the building shall be separated on the first floor by fireproof walls carried up to the underneath side of the roof boarding; that the gasoline service equipment may be continued for the use of the proposed occupancy but not for public sale and no signs shall be erected on the exterior of the building advertising such use; that the adjoining portion of the plot to the west, known as Lot 74, shall be occupied for the parking of employees cars only for the purpose of keeping such cars from being parked on the street, as passed upon by the borough superintendent under Alt. Applic. 772-1947, Objection No. 2 of June 18, 1948, on condition that this portion of the plot shall be provided with a ramp from Waterbury avenue and that the surface of the space shall be properly treated with clean gravel, or steam cinders and treated with a binder; that a fence of the chain link type not less than 5 ft. 6 in. in height shall be constructed and maintained along the rear and side lot lines and along the front except for an entrance not exceeding 12 ft. in width with a curb cut opposite not over 15 ft. in width; that the present curb cuts to the building shall not be increased; that servicing of owner's automobiles may be permitted, including repairing by hand tools only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that an additional door as proposed may be constructed in the cellar to the adjoining parking area, provided such door is not over 3 ft. 6 in. in width; that such portable fire fighting appliances shall be maintained as the fire commissioner shall require; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution.

925-47-BZ

APPLICANT—Max Horn, for Carmine Riccardone, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Carmine Riccardone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (925-47-BZ)

WHEREAS, Max Horn, for Carmine Riccardone, owner, filed September 23, 1947, an application under section 7h of the zoning resolution, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five (5) motor vehicles for a term of years, affecting premises 168-09 Baisley boulevard, north side, 186 feet west of Long Island Railroad (Block

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12383, Lot 170; Block 12384, Lots 7 and 9; Block 12385 Lot 68), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 168th street is in a residence use, D area, Class 1 height district; Baisley boulevard is in residence and business use, D area, Class 1 height districts; Bedell street and the site are in residence and unrestricted use, D area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 19, 1947, re Misc. Applic. 4012-47, reads:

"1. The parking and storage of motor vehicles on a plot partially within a residence district is contrary to Art. 2, section 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 95.16 ft. front by 636 ft. in depth (irregular) on which is located a two-story frame dwelling and a frame stable used as a 3-car garage (20 ft. by 30 ft.); that it is proposed to use the unbuilt on portion of plot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the plot is located directly opposite the Jamaica Race Track on Baisley Boulevard; that the present owner purchased the property in 1944 under the impression that parking was permitted on the premises because he saw parking on all adjacent lots and had seen it on this lot for over 3 years before purchasing the property and he was also told that the prior owner had so used it since 1935; that this section is in need of parking facilities during the horse racing seasons when all parking lots are filled to capacity; that the owner has a very large tract of land which he can not use for anything but parking at this time because two-thirds of it is in the bed of a mapped street and as such cannot be used for building; that it is clearly understood that when the city is prepared to develop the streets within the limits of this property or if the character of the section should change, any variation granted would cease (see 926-47-A as to permitted use of premises within bed of mapped streets); and

WHEREAS, a letter from the borough president, dated June 18, 1948, advised that neither Bedell street nor 168th street at this point have been physically improved and that there is no proceeding now pending to acquire title to those streets; also that Bedell street from 168th street to Baisley boulevard has been eliminated from the Final Map; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h thereof, to permit the premises to be occupied for a term of two years for the parking and storage of more than five motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received April 27, 1948" (3 sheets), except that not more than two rows of cars shall be maintained north and south on the lot in order to provide proper aisle space for the moving of cars; that there shall be a substantial fence maintained on the side lot lines; that the premises shall be surfaced with a reasonably level surface and covered with gravel or steam cinders to the satisfaction of the borough superintendent; that during the term of this variance, the premises shall be occupied for no other use than the existing use now on the premises; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that any sign erected, advertising the parking and storage use shall be restricted to not over 15 sq. ft. in area, erected within the building line and not illuminated, advertising such use, the rates charged and such other information as required by the commissioner of licenses; and that all permits required shall be obtained and all work

completed within six months from the date of this resolution.

18-48-BZ

APPLICANT—Lama and Proskauer, for R. T. Realty Corp., owner (Blue Moon Wet Wash Laundry, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises.

PREMISES AFFECTED—1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Lama and S. Harris.

For Opposition: Sam Kolodny and Diana Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (18-48-BZ)

WHEREAS, Lama and Proskauer for R. T. Realty Corporation, owner, Blue Moon Wet Wash Laundry, Inc., lessee, filed January 2, 1948, an application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises 1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Strauss street, Pitkin avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1947 re Alt. Applic. 3623-47, reads:

"1. Proposed change of occupancy of present public market to a pressing department to be used as an extension to the existing wet wash laundry, is contrary to Art. II, Sec. 4, Par. 51 of the zone resolution as such use is prohibited in a business use district."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, on which is located a building occupying full area of the plot, one story, 15 ft. in height of Class 3 construction, presently used as a wet wash laundry, pressing department and office; that it is proposed to maintain the present use of northerly end of premises (17 ft.) for pressing and office in conjunction with existing wet wash laundry; that this was formerly a public market; and

WHEREAS, the applicant contends that the building was erected under Permit No. 8386 of 1921 as a public market; that in 1923 under Alteration No. 16305 the building was altered to include a public market in the southerly 33 ft. of the building and a wet wash laundry in the northerly 17 ft. of the building; that this laundry consisted of four washing machines, two extractors, tanks, boiler room and auxiliary equipment; that under Alteration No. 4570 of 1928 the premises were again altered so as to permit the

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wet wash laundry in the southerly 33 ft. of the building and a public market in the northerly 17 ft. of the building; that Certificate of Occupancy 59036 was issued for these uses; that there are no structural changes contemplated; that the building will not be enlarged in height or area; and

WHEREAS, it appears that the use proposed has been in existence for approximately 15 years without a certificate of occupancy being issued; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the extension of the laundry as proposed and as indicated on plans filed with this application marked "Received January 2, 1948" 3 sheets, *on condition* that the building and use shall not be further extended; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

104-48-BZ

APPLICANT—Max Wechsler of Wechsler and Schimmenti, for Corner Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Wechsler.

For Opposition: Paul J. Pino, N. R. Martinus and E. Deutsch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (104-48-BZ)

WHEREAS, Max Wechsler for Corner Realty Corp., owner, filed February 9, 1948 an application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning, affecting premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45 and 51), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948, after due notice by publication in the Bulletin; and last laid over to June 22, 1948 for inspection and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue Z, East 18th street and the site are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated January 27, 1948 on Alt. Applic. 4971-47 reads:

"2. The change of use of this building located in a business use district from wet wash laundry to wet wash laundry and dry cleaning is contrary to the zoning res. Art. II, Sect. 4 (a) Par. (11) and Par (5)." and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 280 ft. in depth, on which is

located a building 100 ft. front by 233 ft. in depth, (typical floor 46 ft. front by 90 ft. in depth), one and two stories, 14 ft. and 27 ft. in height, presently used as a laundry; that it is proposed to add to the laundry use, dry cleaning in conjunction with the laundry; and

WHEREAS, the applicant contends that there will be none or very little structural alterations to accommodate the dry cleaning; that the merchandising requirements of the modern laundry, forces the owner to install dry cleaning in order to compete on an equal basis with competing laundries; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7c, to permit inclusion of the dry cleaning use as proposed and as indicated on revised plan marked "Received June 15, 1948" *on condition* that such dry cleaning shall be within the space as shown, separated from the balance of the building by fireproof walls with approved fire doors at all the openings and with the ceiling fire retarded; that the entire building shall be protected with a sprinkler system as shown and proposed, including the loading building to the north; that the existing metal building shall be enclosed in masonry walls within two (2) years; that the unbuilt upon yard space to be occupied for receiving and delivery shall be cement paved; that there shall be erected on the interior and front lot lines of such yard a substantial woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with no openings except for an entrance and egress to the unloading space not exceeding three each, of a width not more than 10 ft. with curb cuts opposite not exceeding 12 ft.; that after the street has been paved as authorized by the Board of Estimate, proper sidewalks and curbing shall be maintained to the satisfaction of the Borough President; that all equipment for use in connection with the proposed dry cleaning shall be of an approved type and as permitted under the Administrative Code; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

115-48-BZ

APPLICANT—William H. Altman, for Sam Glorit, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c, 7f, 7h and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy from private garage for five motor vehicles, gasoline station, office and grease pits, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles.

PREMISES AFFECTED—509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Wm. H. Altman and Herman Fink.
For Opposition: Geo. Angelasto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (115-48-BZ)

WHEREAS, William H. Altman, for Sam Glorit, owner, filed February 11, 1948, an application under sections 7c, 7f,

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7h and 7i of the zoning resolution, to permit in residence and business use districts, the change in occupancy from private garage for five (5) motor vehicles, gasoline station, office and grease pits to gasoline system, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five (5) motor vehicles affecting premises 509-515 Remsen avenue, east side, 130 feet south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Remsen avenue is in residence and business use, C and D area, Class 1 height districts; Linden boulevard is in a residence use, C and D area and Class 1 height district; and the site is in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 16, 1948 re Alt. Applic. 4933-47, reads:

"1. Change of occupancy from private garage for five (5) cars, gasoline station, office & grease pits, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and parking of more than 5 cars on a plot in a business & residential use districts, is contrary to Art. 2, Sect. 4a-15, Art. 2, Sect. 4a-29 and Art. 2, Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 80 ft. front by 100 ft. in depth on which is located a building 80 ft. front by 30 ft., in depth, one story, 13 ft. in height, of Class 3 construction, presently used as a private garage for 5 motor vehicles, gasoline service station, office and grease pits; that it is proposed to change the occupancy from a garage for five motor vehicles and grease pits to an auto laundry, lubritorium and motor vehicle repair shop; and

WHEREAS, the applicant contends that immediately adjoining site to the north in Block 4687, Lots 30, 31, 33 and 35 are vacant; to the south, on Lot 24, is an existing motor vehicle repair shop, machine shop, auto laundry and lubritorium; Lot 19 is occupied as a yard for the storage of building materials; Block 4686, Lot 1 is improved as a gasoline service station with an enclosed work shop; and

WHEREAS, it appears from the record that the use on the plot 80' x 100' was established while the entire plot was zoned for business use prior to June 12, 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to grant a variance under sections 7c and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i thereof, to permit the existing premises to be rearranged and reconstructed substantially as proposed and as indicated on plans filed with this application, marked "Received February 11, 1948" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and to permit portion of the building to be occupied for motor vehicle repairing, *on condition* that such motor vehicle repairing shall be by hand tools only, except there may be a small motor driven grinder and the use of an acetylene torch for minor welding; that no windows shall be constructed on the side or rear lot lines; that any existing greasing rack or pit outside of the accessory building shall be removed and the existing pits filled, as proposed; that all equipment for greasing shall be of the hydraulic type; that the accessory building shall be maintained for use as the proposed new office and auto laundry in the space as indicated; that parking of motor vehicles may be permitted on the unbuilt upon portion of the premises, not to exceed ten cars other than those being serviced; that the premises where unbuilt upon shall be cement paved;

that sidewalks and curbs shall be constructed or repaired to the satisfaction of the borough president; that signs shall be restricted to the existing signs on the premises; that gasoline pumps shall be relocated so as to be not nearer than 10 feet to the street building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall require; that the existing cellar space shall be used for a heating system only, enterable only from the exterior of the building and fire-retarded to the satisfaction of the borough superintendent; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

311-48-BZ

APPLICANT—Lama and Proskauer, for 1000 Flatbush Avenue Corp., and Ida Greatrex and Lillian Toner, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (311-48-BZ)

WHEREAS, Lama and Proskauer, for 1000 Flatbush Avenue Corp., Ida Greatrex and Lillian Toner, owners, filed March 22, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use districts, using more than the permitted area and without required rear yard; affecting premises 1000 to 1002 Flatbush avenue, west side, 122 feet north of Regent place and 319-323 East 21st street, east side, 129 feet north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over to June 15, 1948, then to June 22, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Flatbush avenue is in a business use, C area and Class 1¼ height district; East 21st street is in a residence use, C area and Class 1¼ height district; Regent place and the site are in residence and business use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1948, re Alt. Applic. 4847-47, reads:

"1. Proposed extension to existing stores will be located in a residential portion of lot and exit shown at rear & leading to street through lot located in a residential district is contrary to Art. 2, Sect. 3 of the Zoning Resolution.

2. Proposed extension will exceed area permitted within a 'C' district & is contrary to Art. 4, Sect. 13b of the zoning resolution.

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3. A rear yard required for a structure located in a residential district, Art. 4, Sect. 17a of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 42 ft. front by 270 ft., 4½ in. in depth (irregular) on which is located a 3-story masonry building facing Flatbush avenue having stores on the 1st and 2nd floors and one family on the 3rd floor; that there are eleven 1-car garages at the center portion of the plot, having a driveway leading to East 21st street; that there is a 2½ story frame dwelling facing on East 21st street; that it is proposed to demolish the existing eleven 1-car garages and tool house and erect a new masonry building 64 ft. by 78 ft., 6 in. (irregular) one story, 14 ft., in height, to be used in conjunction with existing stores; that the proposed rear door in the extension will serve as an emergency secondary means of egress; that the present driveway serving garages will be removed; and

WHEREAS, the applicant contends that the proposed store extension will replace the present eleven one-car garages and tool house which are now in unrestricted use and said store extension with no openings to the adjacent property will be less objectionable to the area; that the proposed rear door in extension will only serve as an emergency secondary means of egress; that the present driveway serving the garages will be removed, thereby also removing an unrestricted driveway use on a residential street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zone resolution, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zone resolution and that the application be and it hereby is granted to permit the extension of the business use into the more restricted area as proposed and as indicated on plans filed with this application marked "Received March 22, 1948," two sheets, *on condition* that the building shall not exceed in height or area the conditions as shown; that no delivery or receipt of goods shall be through the portion of the plot facing on 21st street; that this variance is granted on the condition that lots 27, 28 and 29 adjoining, now under contract of sale to this owner, shall be acquired before any work is commenced on the proposed extension; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the existing one story garages shall be removed from the premises; that any openings erected on the westerly wall as shown shall be filled with glass blocks as approved for exterior walls; that no opening shall be in such wall except there may be one door for exit purposes only not exceeding 3 ft. 8 in. in width; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

268-48-A

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For applicant: Henry Nordheim.

For Opposition: P. L. Rosen, Thomas W. Constable and K. Elkins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M. for inspection by a committee of the Board and for applicant to obtain new decision as to exits.

351-48-A

APPLICANT—Jacob Ruppert, owner.

SUBJECT—Appeal from and order of the fire commissioner.

PREMISES AFFECTED—206-210 East 92nd street, south side, 100 ft. east of 3rd avenue and 1639 3rd avenue (cellar-building C-Stockhouse); (Block 1537, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: John G. Morrow, William Paguetto, Harold Tranis and Louis DeMarkus.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to June 29, 1948 at 10 A.M. for decision by Board; hearing closed.

216-34-A

APPLICANT—Haeuser Shellac Co., Inc., lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—52-64 Warren street, south side, 214 ft. west of Columbia street (Block 303, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Hofner.

For Administration: Louis Goldsmith and E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (216-34-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 52-64 Warren street, south side 214 ft. west of Columbia street (Block 303, Lot 1), Borough of Brooklyn, was granted by the Board June 18, 1935, on certain conditions; and

WHEREAS, an amendment to the resolution was granted on November 12, 1941; and

WHEREAS, an extension of the term of the variance was granted from time to time, the last such extension having been granted on June 17, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises have been inspected by Inspector Goldsmith of the Division of Combustibles, Fire Department, who reported to the Board that the installation is being maintained in accordance with the Board's resolution and to the satisfaction of the fire commissioner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1935, as amended through June 17, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted for a term of one (1) year from the date of this amended resolution . . . and that other than as herein amended the conditions of the resolution of June 18, 1935, shall be complied with; that the equipment shall be maintained to the satisfaction of the fire commissioner."

464-48-A

APPLICANT—Saul Goldsmith, for 1819 Flushing Avenue Corp., owner.

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SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-13 Flushing avenue, northeast corner of Seneca avenue (Block 3410, Lots 140, 145, 190 and 215), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped streets—Seneca and Montrose avenues).

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (464-48-A)

WHEREAS, Saul Goldsmith for 1819 Flushing Avenue Corp., owner, filed May 13, 1948, an application for permission to erect a building and to maintain an existing building in the bed of a mapped street, pursuant to Section 35 of the General City Law, affecting premises 18-13 Flushing avenue, northeast corner Seneca avenue, (Block 3410, Lots 140, 145, 190 and 215), Maspeth, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1948, on Alt. Applic. 696-48, reads:

"1. The proposed addition and existing building lie in a mapped street, contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the proposed building will be one story, 26 ft. in height, 59 ft. 4 in. by 264 ft. 4 in. in area, and will constitute an extension to existing buildings, which upon completion of extension will be 252 ft. by 448 ft., irregular in area at 1st floor, 75 ft. by 175 ft. in area at 2nd floor; of Class 1 construction; erected 1926 and 1946; located in an unrestricted use, A area, Class 1½ height district, on an irregular lot, 252 ft. by 448 ft., irregular in area, used and occupied—cellar, boiler room; 1st floor, warehouse, manufacturing paper boxes, machinery equipment and steel, 75 persons; mezzanine office, 6 persons; 2nd floor, manufacturing sweaters, 50 persons; that no change in use or occupancy is proposed; that the building is equipped with a standpipe system and will be equipped with a sprinkler system throughout; two 3 ft. 8 in. concrete stairs enclosed in 8 in. concrete block, equipped with kalamein self-closing doors, one of which stairs is extended to roof and one to street with direct egress to street from the 2nd stairs through driveway as indicated on plans filed with this application; and

WHEREAS, the applicant states that the site is improved with a one and two story fireproof building to the east and a one story fireproof building to the west; that the front two story building is used as a factory and is separated from the rear building used as a warehouse; that the east building is erected partly in the bed of a mapped street under N.B. Applic. 10044-26; that in 1946 and 1947 a one story warehouse was erected in the west portion under N.B. 9495-46 and C.O. 46307, was issued therefor permitting its use as a warehouse; that it is now proposed to erect a rear west addition to extend the warehouse and the available facilities within the new addition; that the mapped streets have never been used as public highways; that there never have been any proceedings adopted to dedicate these streets; that Seneca avenue is fenced off and Montrose avenue has been blocked off by the existing building; that due to the adjoining railroad line there is little chance of the street ever being opened; and

WHEREAS, the applicant has filed a communication dated May 11, 1948 from the Chief Engineer of the Office of the President of the Borough of Brooklyn, stating that inspection made January 3, 1946 indicated Seneca avenue contained an earth roadway in public use from Flushing avenue northerly to a fence and gate approximately 130 ft. north of Ran-

dolph street; that no proceedings have been initiated or authorized for the acquisition of title to Seneca avenue north of Randolph street; and

WHEREAS, the applicant filed a communication dated May 28, 1948, from the Engineer in Charge of the Topographical Bureau, Borough of Queens, stating "as to whether Seneca avenue north of Randolph street and Montrose avenue from Seneca avenue to Onderdonk avenue is in use as a public highway, the records of the Topographical Bureau do not indicate the physical conditions of a street"; that the city has not acquired title to Seneca avenue or Montrose avenue, nor has there been a proceeding instituted to acquire title; and

WHEREAS, the applicant contends that the owners he represents own the property upon which the existing building has been erected and are the contractual owners for the property upon which the proposed addition will be erected; that the mapped streets have never been used as public highways nor have there been any proceedings adopted to dedicate these streets; that it is therefore requested the Board grant an exception under the provisions of Section 35 of the general city law with such conditional safeguards as the Board deems necessary.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 696-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the proposed building to be erected within the bed of the mapped streets shall be constructed as proposed and that in the event the mapped streets are not removed from the map, the portion within the beds of the mapped streets shall be removed by the owner upon the taking of the property for such street purposes and that the remuneration for such portions so taken shall be as determined upon by the court with amortization at the rate of 5% per year based on the cost of that portion of the building so taken as erected; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

926-47-A

APPLICANT—Max Horn, for Carmine Riccardone, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 & 9 and Block 12385, Lot 68), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—Bedell street).

APPEARANCES—

For Applicant: Max Horn and Carmine Riccardone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (926-47-A)

WHEREAS, Max Horn for Carmine Riccardone, owner, filed September 23, 1947, an application pursuant to Section 35 of the General City Law for permission to use a portion of a plot located in the bed of a mapped street (168th street) and Bedell street, affecting premises 168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad right of way (Block 12383, Lot 170, Block 12384, Lots 7 and 9, Block 12385, Lot 68), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 19, 1947, on Misc Applic. 4012-47, reads:

"2. Secure approval of Board of Standards and Appeals for use of premises as plot is located within the

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bed of mapped street, all as per sect. 35 of General City Law."

and
WHEREAS, the applicant states that the premises consist of a plot 95.16 ft. front on Baisley boulevard with a depth of 636.76 ft. irregular, therefrom, on which there is an existing dwelling 22 ft. front, 60 ft. in depth, 2 stories in height, and a garage 20 ft. front, 30 ft. deep, one story in height, of Class 4 construction; that the premises are used as a dwelling, garage for 3 cars and for the parking and storage of more than five automobiles; that no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that the maps show the proposed street to be cut through the property; that the proposed street cuts the plot into three plots; that it is obvious from an inspection of land and study of the plot diagram and photographs filed with the application for a zoning variance under Cal. 925-47-BZ, that it will be many years before the land will be used for street purposes; and

WHEREAS, the applicant contends that in the meantime pending the acquisition of the land for street purposes the owner is paying damages and could not use it for building purposes.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 4012-47, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the requirements of the resolution adopted by the Board under Cal. 925-47-BZ this day shall be maintained and no additional building shall be erected within the bed of the mapped streets within the term of such variance.

APPLIANCES AND MATERIAL SUBMITTED FOR APPROVAL.

229-46-SA

APPLICANT—General Electric Co., owner.

SUBJECT—General Electric Automatic Dishwasher, Models AE-646, BE-646 and DE-646, approval of.

APPEARANCES—

For Applicant: George F. Ellis.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (229-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

May 13, 1948.

Re: Cal. 229-46-SA.

Subject: General Electric Automatic Dishwasher Models AE 646, BE 646 and DE 646 approval of.

The General Electric Company of New York filed on April 1, 1946 an application with the Board of Standards and Appeals for approval of the General Electric Automatic Dishwasher, Models AE 646, BE 646 and DE 646 under the provisions of C26-178.0.b. and the Submerged Inlet Rules of the Board of Standards and Appeals.

Description

Basically the Dishwashers are identical in capacity and operation. The only difference is the form in which they appear. Model AE-646, or dishwasher chassis only, is available for installation in custom-built counter tops of any material. Model BE-646 provides the dishwasher chassis with its own cabinet allowing for a free standing installation requiring only hot water

and drain connections. Dimensions of this cabinet are 24" wide, 25" front to back and 36" high with a 3½" back splash. Model DE-646 incorporates the dishwasher chassis into a cabinet sink. Dimensions of this sink are 48" wide, 25" front to back and 36" high with 3½" back splash.

The operation of all three models is automatic and is as follows:

Dishwasher holds a complete service for six with the larger plates, platters etc. being placed in the bottom tray; pots, pans, and bowls may be placed in the four lower corners; the silverware is placed in a special basket in the center of the lower tray; saucers, bread and butter plates, cups, small dishes etc. are placed in the upper tray on the outside, and glasses are placed in the center of the upper tray.

A tablespoon full of Calgonite is poured into the special detergent cup which is located on the inside of the dishwasher at the front and near the top. The cover is then closed and the single control is pressed and the dishwasher starts in operation. While the motor is running, the cover is locked in place and by the same token with the cover open, the machine will not start.

The first operation is a 30 second pre-rinse during which period the drain remains open. This to allow luke-warm water in the line between the dishwasher and hot water heater to be drawn off and hot water from the tank to be pulled into the dishwasher. The recommended temperature for the washing water is 140° to 160°. At the end of 30 seconds the drain closes and one gallon of hot water is introduced into the dishwashing tub. This water is measured by a solenoid valve which operates a motor driven water valve. There is a strainer in the hot water line that keeps foreign matter out of the water valve. At this point the detergent cup opens and a tablespoon of Calgonite is fed into the dishwasher. The dishes are then washed for five minutes. The washing action results from the original gallon of hot water being thoroughly washed over the surface of every object in the dishwasher by a motor driven impeller. This impeller revolves at a speed of 1725 revolutions per minute. At the end of five minutes, the drain opens and the used water runs out. The drain closes, a second gallon of fresh water is measured into the dishwasher and the dishes are given a one minute rinse. This second gallon of water runs out and a third gallon of water is measured in and the dishes are given a second one-minute rinse. At the end of this last rinse, the drain opens, and the water is allowed to run out and then the motor shuts off. As soon as the motor shuts off, the cover is unlocked and as the cover is hinged, it automatically opens allowing the dishes to dry by quick evaporation.

The entire operation of the dishwasher is controlled by a cam which is attached to the dishwasher motor by series of reduction gears. The entire operation is automatic and the time elapsing from start to finish is approximately 10 minutes. The water consumed during the entire operation is approximately 5½ gallons.

The motor is a ¼ horse power, four pole induction, single phase, permanently lubricated motor with a normal operation of 425 watts.

A standpipe overflow is an integral part of the drain valve.

Inspection and Test

A model of this device DE-646 was inspected and tested at 32 Vandewater Street present at the test were Commissioner Charles M. Blum, Fire Chief T. J. Guinee, Chief Engineer Leslie V. Huber of the Committee on Test, O. J. Burke of the Department of Water Supply Gas and Electricity and Wm. Connolly. T. D. Kennedy, H. E. Stokes, P. Ellis of the applicant. The device was found to operate as designed and a

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4" to 7" air gap is provided to comply with the submerged inlet rules.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the General Electric Automatic Dishwasher Models AE-646, BE-646 and DE-646, for use in New York City when installed and operated in accordance with this report and the submerged inlet rules of the Board of Standards and Appeals provided the device bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 229-46-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
TIMOTHY P. GUINEE,
Deputy Fire Chief,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1071-47-SA

APPLICANT—The Linde Air Products Company, owner.
SUBJECT—Oxweld V31 Station Dual Shut-off Valve, approval of.

APPEARANCES—

For Applicant: Edward Meincke.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1071-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 28, 1948.

Cal. 1071-47-SA

Subject: Oxweld V31 Station Dual Shut-off Valve, Approval of.

The Linde Air Products Company of New York City filed December 12, 1947, an application with the Board of Standards and Appeals for approval of the Oxweld V31 Station Dual Shut-off Valve under the provisions of C19.93.0 Administrative Code.

Description

The V31 valve is a double shut-off valve used in conjunction with welding blowpipes to control supply of oxygen and acetylene or other fuel gases. It is provided with a hook or hanger on which the blowpipe can be hung the weight of the blowpipe shuts off the valve and maintains it in a closed position. When the blowpipe is removed from the hook, the valve opens. The unit may be mounted on wall or bench. The valve is equipped with a pilot light.

At an inlet pressure of 25 lbs. the valve will deliver approximately 700 cu. ft. of oxygen per hour. At this flow there will be a pressure drop of approximately 5 lbs. per sq. in. across the valve. At an inlet pressure of 10 lb. per sq. in. the valve will deliver approximately 375 cu. ft. of oxygen or acetylene per hour. At this flow there will be a pressure drop of approximately 2 lb. per sq. in. across the valve.

The device is designed to obviate the waste of gas and time necessitated by the closing of torch valves

and relighting and adjusting the flame. The device consists of a metal base plate supporting a brass valve body containing two valve units to which are threaded the inlet and outlet connections. The top of the body is provided with a boss which serves as a bearing for the operating lever. Leading from the acetylene valve inlet an elbow connection carries acetylene to a brass pilot light.

The inlet connection to each valve is below the valve seat and the outlet connection is directly above the valve seat at the front side of the valve body. The valve closes against the inlet pressure.

The valve stem is provided with a rubber end which closes against the valve seat when the lever is depressed by the weight of the torch. The valve opens by virtue of a valve opening spring when the torch is removed from the hook. The valve stem passes up through a guide member within the valve and through a bushing screwed into the top of the valve. The packing consists of plastic and leather washers which bear against the top of the bushing and are supported by a brass washer against the face of which a coil spring exerts force to provide a gastight seal without undue friction.

The inlet and outlet hose connections are standard drawn-brass connectors threaded into the valve body. The oxygen hose connectors are furnished with standard right-hand threads and the acetylene with standard left-hand threads.

Tests

Inspection and test of the device was made by the Committee on Test of the Board at the plant of the applicant at 686 Frelinghuysen Avenue, Newark, N. J. Present at this test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and H. C. Stelling, representing the applicant. It was found that the device operated throughout the tests as intended, closing both oxygen and acetylene valves when the lever was depressed and opening both valves when the lever was released. There was no indication of weakness in any part of the device nor of leaks around the valves.

The device has been tested and listed by Underwriters Laboratories, Inc.

Recommendation

On the basis of this inspection and test, it is recommended that the Oxweld V-31 Station Dual Shut-off Valve be approved for use in New York City, with oxy-acetylene or other oxy-fuel gas torches under the provisions of C19.93.0 of the Administrative Code, provided the device bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 1071-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1092-47-SM

APPLICANT—Brooklyn Bridle Iron & Steel Corp., owner.
SUBJECT—City Concrete filled steel column, approval of.
APPEARANCES—

For Applicant: Abraham G. Werner.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

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THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1092-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 3, 1948.

Re: Cal. 1092-47-SM.

Subject: City Concrete Filled Steel Columns,
approval of.

Brooklyn Bridle Iron and Steel Corp., Brooklyn,
N. Y. filed December 18, 1947 an application with the
Board of Standards and Appeals for approval of the
City Concrete Filled Steel Column under the provision
of C26-191.0 Administrative Building Code.

Description

These columns consist of a 3½" O.D. and 4" O.D.
11 gauge (.125") shell thickness electric welded steel
tubing filled with a mixture of concrete consisting of
one part approved Portland Cement, one part of washed
sand and two parts of ½" crushed stone with five
gallons of water per bag of cement. The concrete was
poured into the tube and rodded and vibrated in order
to give a compact mass. A base plate of 6" x 6" x ¼"
was welded onto the tube before filling and later a cap
6" x 8" x ¼" was welded onto the tube after the fill
had its initial set. The concrete was allowed to set for
28 days and then the columns were load tested at
Columbia University. The make-up of the test columns
was witnessed by Commissioner E. W. Kleinert, and
Mr. J. A. Darts, Engineering Division, Committee on
Test and Mr. A. Werner, representing the applicant,
at the applicants plant January 23, 1948. The load test
was witnessed by Mr. J. A. Darts, Engineering Division,
February 24, 1948.

Result of Load Test at Columbia University.

Material—Concrete Filled Column—Electric Welded
Tube

How Tested—Compression—Fixed Ends

Bedded—none (shimmed as necessary)

Diameter O.D. 4" 3½"

Shell Thickness 0.125" 0.125"

Steel Area—1.52" 1.33

Concrete Area—11.05 8.29

Tested Length in inches 108¾" 108¾"

Load at Failure—101,500 68,900

Failure By Bending at mid height, Bending at
mid height.

The safe carrying load will be based on the following
formula.

$$P = \frac{1}{d} (Ac \text{ plus } 12 As) (1600 - 24 d)$$

Where P—Safe Carrying capacity.

Ac—Area of Concrete

As—Area of Steel

$\frac{1}{d}$

—length of column in inches divided by outside
diameter

The ultimate loading at failure must be 3 times the
computed load as figured by the above formula for the
greatest length tested.

The safe carrying concentric load on City Concrete
Filled column will be:

Di- ame- ter	Shell Thick- ness	Steel Area	Con- crete Area	Load in Kips Length in Feet			
				6'	7'	8'	9'
3½"	0.125	1.33	8.29	27.0	25.0	23.0	21.0
4"	0.125	1.52	11.05	34.2	32.1	30.0	38.0

As a result of the failure at the load test exceeding
three times the computed safe load it is recommended

that the City Concrete Filled Steel Column, filled with
a concrete of a mix as herein described in sizes of
3½" and 4" be approved for use in New York City in
lengths not exceeding 9'0" in accordance with the table
of safe carrying concentric loads on condition that all
edges of the shell are to be cut true and square to
longitudinal axis by rotating shell during cutting. All
holes in caps and bases for bolts, etc., are to be punched
or drilled before the plates are welded. All welding
must be in accordance to the requirements of the Rules
for Fusion Welding of the Board of Standards and
Appeals.

Cap and Base must be pressed tightly against the
shell when welded.

A ¼" inspection hole must be maintained clear
through the column at the ⅓ point of length.

Each column shall be marked "Approved by the
Board of Standards and Appeals for use in New York
City under Cal. 1092-47-SM" in such a manner as to
be readily discernible to an inspector even though the
column is painted and erected in a building.

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby approve this material in accordance with the above
report.

GENERAL RESOLUTION.

1464-39-GR

APPLICANT—Neal J. Campbell.

SUBJECT—Application reopened May 11, 1948 — re
amendment of General Resolution—Approval of In-
spection Agencies under rules adopted by the Board
under Cal. 1139-39-SR—addition of the inspection
agency, Neal J. Campbell.

APPEARANCES—

For Applicant: F. A. Hartman.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1464-39-GR)

WHEREAS, this general resolution, approving certain appli-
cants as approved inspection agencies, was adopted by the
Board December 18, 1939, and the resolution amended from
time to time for the purpose of including additional names
as approved inspection agencies; and

WHEREAS, Neal J. Campbell, requested a reopening and
amendment of the general resolution, for consideration by
the Board, for the inclusion of his name as an approved
inspection agency; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 14, 1948.

Re: Cal. 1464-39-GR

Subject: Open Protective Assembly Inspection Agen-
cies; an addition of the Inspection Agency,
Neal J. Campbell.

Neal J. Campbell, Consulting Engineer, of 911 Locust
Street, St. Louis, Missouri, filed April 24, 1948, a re-
quest for consideration as an approved inspection agency
under the Rules for the Inspection of Opening Protective
Assemblies. He proposes that the work of inspection will
be personally performed by him.

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The Committee on Test has reviewed the qualifications and experience of the applicant and on the basis of this data recommends that Neal J. Campbell, Consulting Engineer of 911 Locust Street, St. Louis, Missouri, be approved as an inspection agency under the provisions of the Rules of the Board of Standards and Appeals as to Inspection of Opening Protective Assemblies, Cal. #1139-39-GR and that such approval of the Board shall be in force until rescinded by the Board and that all inspections shall be made personally by the applicant.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner

EDWIN W. KLEINERT,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee.

Resolved, that the Board of Standards and Appeals does hereby approve Neal J. Campbell as an inspection agency in accordance with the report of committee.

Adjourned: 2:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING,

TUESDAY AFTERNOON, JUNE 22, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

1288-39-A

APPLICANT—Saul Goldsmith, for Pedine Realty Corp., owner (Pequot Mfg. Corp., lessee).

SUBJECT—Application reopened February 10, 1948 — re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution.)

PREMISES AFFECTED—83-10 Pequot road, south side, 572.71 ft. west of Right-of-Way and 88th street (Block 3810, Lots 375 and 395), Glendale, Borough of Queens (under section 36, General City Law).

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1288-39-A)

WHEREAS, this appeal from a decision of the borough superintendent of buildings, relative to the erection of a building not facing on a legal street (under section 36, General City Law), affecting premises Pequot road and 88th street, 851.49 ft. west of west side of 88th street and 617.42 ft. south of Cooper avenue (Block No. 3810, Lot No. 275), Glendale, Borough of Queens was dismissed for lack of prosecution on December 5, 1939; and

WHEREAS, the applicant requested reopening of this appeal and consideration based on a new decision of the borough superintendent, and an application pursuant to Section 36 of the General City Law relating to premises 83-10 Pequot road, south side, 572.71 ft. west of 88th street

(Block 3810, Lots 375 and 395), Glendale, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on February 10, 1948, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated February 26, 1948, on Alt. Applic. 2937-47, reads:

"1. Proposed extension and removal of interior walls creates a building the area of which is excessive for Class III construction, contrary to Sec. 4.2.1.

2. Neither the proposed extension nor the existing building front on a legal street contrary to Sec. 36 of the General City Laws."

and

WHEREAS, the applicant states the building will be one story, 16 and 24 ft. in height; 470 ft. irregular by 225 ft. irregular in area, of Class 1 and Class 3 construction, on a lot 675 ft. irregular by 285 ft. irregular in area, in an unrestricted use A area, Class 1 height district, existing portions of the building were erected in 1926 and 1939; the existing building is used as factory and office for the manufacture of corrugated cartons with an occupancy of 75 persons and proposed to be used and occupied after alteration as factory and offices for the manufacture of corrugated cartons with an occupancy of 75 persons; that the building will be equipped with a one source sprinkler system throughout, a 2½ in. standpipe line and an interior fire alarm system; and

WHEREAS, C.O. 12446 issued July 3, on completion of work under Alt. Applic. 2702-1939, permits the use and occupancy of a one story, Class 3 building, warehouse and factory; and Certificate of Occupancy 22125 issued June 2, 1926, upon completion of work under N.B. Application 996-26 permits the use of one story building as factory and describes the construction as brick; and

WHEREAS, the applicant contends that a one story, Class 3 structure, 30,000 sq. ft. in area, was erected under N.B. 996-26, for which C.O. 22125 was issued; that the second portion was 1 story, Class 3, 19,500 sq. ft., erected 1939 for which C.O. Q12446 was issued; that it is now proposed to erect a one story fireproof addition 38,000 sq. ft. in area, and to remove the interior fire wall and dividing wall between the proposed addition and the existing buildings; and

WHEREAS, the applicant contends as to Objection 1, that the combined area will be 87,500 sq. ft. of which 38,000 sq. ft. will be fireproof; that the present buildings are equipped with a one source sprinkler system with central station alarm; that the buildings are also equipped with a 2½ in. standpipe and local fire alarm system; that it is proposed to provide an additional source of supply for the sprinkler system by cross connecting to another street main and to extend the sprinkler system to the new fireproof portion; that the building is open on all sides, one of which is the Long Island railroad right of way which is provided with water main and fire hydrants; that the occupancy is small; that the use is non-hazardous and adequate exits are maintained; that housekeeping conditions are good; and

WHEREAS, the applicant contends as to Objection 2 that the present buildings face on the right of way and buildings on adjoining premises face on the right of way; that this 30 ft. right of way is equipped with utilities such as water, sewers, gas, electricity and street lights; that the right of way is open to the public street at 88th street and is not closed off; that the plant operates on a five day week and is relatively quiet in operation; that no nuisances or annoyances are permitted to any adjoining premises; that therefore it is requested that the Board permit the construction of the proposed addition and the maintenance of the existing buildings fronting on the right of way; and

WHEREAS, under Cal. 553-46-A, the Board granted a variation of the requirements of the labor law and the Rules of the Board so as to permit smoking in a portion of the building; and

WHEREAS, under Cal. 1288-39-A, Vol. 1, application was made to the Board for permission to erect that portion of the existing building not fronting on a legal street and of non-fireproof construction; this application was dismissed

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for lack of prosecution there being no appearance on behalf of the applicant; and

WHEREAS, said building was subsequently permitted by the borough superintendent under C.O. Q12446 issued therefor on July 3, 1940 under Alt. 2702-39.

Resolved, that the decision of the borough superintendent dated February 26, 1948 on Alt. Applic. 2937-47 be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 36 of the General City Law, as to objection 1, on condition that the premises shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received January 26, 1948," five sheets, marked "Received June 2, 1948," two sheets, marked "Received June 18, 1948," one sheet, and one drawing marked "Received June 22, 1948"; that the entire premises including the existing building and the proposed building shall be protected with a sprinkler system; that where the interior wall and present exterior enclosure wall are proposed to be removed and girders substituted, there shall be a sprinkler curtain as proposed with a line of sprinklers on either side of the girders spaced 8 ft. on centers and staggered so that the spacing will be 4 ft. apart on the two lines; that such heads on the sprinkler curtain are in addition to the heads in the required sprinkler system; that such sprinkler heads shall be $\frac{1}{2}$ in. in diameter and fed from the nearest cross main not less than 4 in. in diameter; that metal baffle plates shall be provided to prevent water cooling where any head is within 5 ft.; that a watchman's clock service and local alarm shall be maintained; that the sprinkler system shall be fed as proposed and as indicated on plan marked "Received June 2, 1948"; that the water pressure at the hydrants shall be as stated in a letter of the applicant dated June 21, 1948 from the Department of Water Supply, Gas and Electricity, reading as follows:

"Enclosed please find your receipted bill No. Q15437 in the amount of \$10.00 for a fire flow test on an 8-inch city water main in Pequot Rd. west of 88th St., Glendale. This main has a one-way feed from 88th St.

"The flows were measured at hydrant 'A' located on Pequot Rd. about 850 ft. west of 88th St. The residual pressures were taken at hydrant 'B' located on Pequot Rd. about 450 ft. west of 88th St.

"With a flow of 550 gallons per minute from the $2\frac{1}{4}$ in. nozzle of hydrant A, with a pito of 17 lbs. per square in., the residual pressure at hydrant B was 30 lbs. per square in.

"With a flow of 940 gallons per minute from the $4\frac{1}{2}$ in. nozzle of hydrant A, with a pito of 3 lbs. per square in., the residual pressure at hydrant B was 20 lbs. per square in.

"The static pressure at hydrant B was 48 lbs. per square in."

as to objection 2, that the existing building and proposed building may be permitted in the location as shown on condition that the right-of-way known as Pequot road leading from 88th street shall be maintained at all times of the width as shown together with an additional driveway not less than 15 ft. alongside of the existing building as indicated; that an easement agreement shall be obtained and filed with the borough superintendent to cover the location of the proposed new 8 in. water main from Doran avenue across the adjacent premises; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

745-42-A

APPLICANT—Robin and Vogel, for Queens Valley Development Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a term of one year).

PREMISES AFFECTED—135-11 77th avenue and 76-36 137th street, block bounded by Park Drive East 73rd terrace, 136th and 137th streets and 77th avenue (Block 6585, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield F. Vogel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (745-42-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 135-11 77th avenue and 76-36 137th street, block bounded by Park Drive East, 73rd Terrace, 136th to 137th streets and 77th avenue (1st and 2nd floors); (Block 6585, Lot 2), Flushing, Borough of Queens, was granted by the Board on February 9, 1943, on certain conditions; and

WHEREAS, the resolution was amended on October 24, 1944; and

WHEREAS, the term of variance was extended on May 27, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 24, 1944, as amended by resolutions adopted through May 27, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been filed with the department of housing and buildings and it is expected that the new building will be constructed within a year, that the term of this variance shall be extended for one year from the date of this amended resolution (Alt. Applic. 811-44)."

187-48-A

APPLICANT—Harry P. Jaenike, for Guaranty Trust Co. of N. Y., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—27-33 Nassau street and 75 Cedar street, northwest corner (Block 48, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry P. Jaenike, Irving G. Hass and William C. Jones.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (187-48-A)

WHEREAS, Harry P. Jaenike for Guaranty Trust Company of New York, owner, filed March 2, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises 27-33 Nassau street and 75 Cedar street, northwest corner (Block 48, Lot 10) Borough of Manhattan; and

WHEREAS, Order 42708-LF issued by the fire commissioner June 4, 1947 reads:

"6. Replace missing iron shutters at all openings in the exterior wall above the 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with

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said openings and which are not more than 50 ft. above a neighboring roof at west side and north side of building or other approved protection. 491a-2.2.0 Adm. Code."

and

WHEREAS, the decision of the fire commissioner dated January 29, 1948 reads:

"In reply to your request for reconsideration on item 6 of Order 42708 LF, you are advised that our inspections show that the openings between the connected buildings are protected by fire doors and as such are considered separate buildings in which all window openings must be protected from fire exposure."

and

WHEREAS, the applicant states that the building is 20 stories, 225 ft. in height, 104.6 ft. by 108.2 ft. in area, of fireproof construction, erected in 1895, located in a business use B area class 2½ height district and used and occupied since 1895 as follows: cellar—boiler room and locker rooms; ground floor—stores; 1st to 7th floors—banking; 8 to 17th floor—offices; 18th floor—dining room; 19th floor—club room; that the building is equipped with a standpipe system, an interior fire alarm system, two interior stairs. Stair A runs from 1st floor to roof, is 46 in. wide, of steel and marble construction, unenclosed; that stair B runs from 1st to 7th floors inclusive, is 46 in. wide, steel with cement treads enclosed in 4 in. t.c., equipped with fireproof self-closing doors, and one fire escape leading from roof to 15th floor level leading to 35 Nassau street, south side; and

WHEREAS, the applicant contends that Order 70317F issued February 7, 1930 was the subject of an appeal to the Board under Cal. 159-30-A affecting the same question and was denied on the facts submitted; that on January 29, 1931 reconsideration was requested of the fire department in which it was pointed out that protective openings had been cut between the various buildings and that with the exception of a small portion of the block, the entire area was occupied by the Guaranty Trust Company; that the order was rescinded by the fire commissioner and the owners understood this to constitute an approval of the existing conditions; that since this order was rescinded no changes have been made that would alter the requirements for shutters; that nevertheless order 42708-LF was issued; that as the buildings are fireproof and the entire block is accessible through wall openings thereby constituting in effect one building and is occupied by one tenant with the exception of the space occupied by the Clearing House and some small stores, it is requested that the existing openings in the courts be permitted without any additional shutter protection.

Resolved, that the decision of the fire commissioner as to Order 42708-LF, Item 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the windows covered by the order in the light court shall be of hardwood frames and sash and glazed with plate glass; that the glass in the dome shall be as indicated with two sets of sash frames with each set glazed as indicated; that the fire doors between the sections of the building shall be maintained as proposed and as shown on plans filed with this appeal marked "Received March 2, 1948," one sheet, marked "Received May 28, 1948," ten sheets, and marked "Received June 14, 1948," one sheet; that in all other respects the building and occupancy shall comply with all laws rules and regulations applicable thereto.

244-48-A

APPLICANT—Acorn Insulated Wire Co., Inc. (lessee), for New York Dock Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—225 King street, southwest corner of Ferris street and 178 Sullivan street, northwest corner of Ferris street (1st floor—Buildings 256 and 257); (Block 553, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Herinfield.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (244-48-A)

WHEREAS, Acorn Insulated Wire Co., Inc., lessee, for New York Dock Co., owner, filed February 13, 1948 an application for variation of the Labor Law as cited in a decision of the fire commissioner, affecting premises 225 King street, and 178 Sullivan street, southwest corner of King and Ferris streets (Block 553, Lot 1), New York Dock Company Building No. 257, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner dated January 14, 1948 reads:

"This will acknowledge receipt of your letter of January 12th wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

"You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015 Municipal Building, Manhattan."

and

WHEREAS, the applicant states that the building is 2½ stories, 39.5 ft. in height, 83 ft. 10 in. by 197 ft. 2 in. in area, of class 3 construction, erected in 1882, located on a lot 161 ft. by 199 ft. 10 in. in area, in an unrestricted use A area class 2 height district, and used and occupied as follows: 1st floor—manufacturing insulating wire, offices and lunch room—40 persons; 2nd floor—manufacturing insulating wire—65 persons; 3rd floor—storage and mixing insulation—3 persons; that the building is equipped with a one source sprinkler system throughout, a standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there are two interior stairs and one fire tower; that the interior stairs are 4 ft. wide, of wood construction, wood enclosed, provided with a ladder and scuttle to roof; that there are eight fire escapes leading to roof by ladder and to street by stair and to yard by stairs and ladder; that egress to street is direct through open space; that windows and doors on the course of the fire escapes are fireproof self-closing; and

WHEREAS, the applicant states that permission is sought for smoking in the administrative offices and the lunch room located on the 1st floor; and

WHEREAS, the applicant contends that a lunch period of 20 minutes is provided for employees which makes it impossible for them to go to an area where smoking is permissible and return to work on time especially during inclement weather; that it is general practice to permit smoking in administrative offices and a ban on such smoking is a determining factor in the class of personnel obtainable and also reflects itself in the efficiency of the office workers; that the administrative offices also include sales and purchasing offices where callers are received during business hours; that the Board is requested to permit smoking in the areas in question on condition that proper receptacles be provided for receiving smokers' refuse.

Resolved, that the decision of the fire commissioner dated January 14, 1948 be and it hereby is *modified* and

MINUTES

that the appeal be and it hereby is *granted on condition* that no smoking shall be permitted on the premises except in the spaces as proposed in the office and lunch room as indicated on plan filed with this application marked "Received May 25, 1948"; that such spaces shall be separated from the balance of the building by partitions as indicated and doors thereto shall be fireproof and self-closing; that such signs shall be posted as the fire commissioner shall direct indicating the space where smoking is permitted; that such receptacles for smokers' refuse shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the conditions are maintained as proposed and as herein permitted and to the satisfaction of the fire commissioner.

339-48-A

APPLICANT—Reynolds Metals Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—73-79 Woodhaven boulevard, the south side of Metropolitan avenue, 466.99 ft. south of Trotting Course lane (Block 3886, Lot 671), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Cantales.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (339-48-A)

WHEREAS, Reynolds Metals Company, owner, filed April 12, 1948, an appeal from a decision of the fire commissioner, affecting premises 73-39 Woodhaven boulevard, south side of Metropolitan avenue, 466.99 ft. south of Trotting Course Lane (Southeast corner 73rd ave., Woodhaven Boulevard), (Block 3886, Lot 671); Glendale, Borough of Queens; and

WHEREAS, the decision of the fire commissioner dated March 17, 1948, reads:

"This will acknowledge receipt of your letter of March 2nd wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015, Municipal Building, Manhattan."

and

WHEREAS, the applicant states the building is one story, 13 ft. in height; 61 ft. 5 in. by 169 ft. 2 in. in area, of Class 3 construction; erected 1947, on a lot 409 ft. by 548 ft. in area, in an unrestricted use, A area, Class 1 height district and used and occupied since 1947 as a lavatory, 237 persons; that it is proposed to be used and occupied as a lavatory, 250 persons; that the building is equipped with a one source sprinkler system throughout and an interior fire alarm system and is a portion of the building erected under N.B. Applic. 69-46, for which C.O. 38013 was issued January 20, 1947 permitting its use as a warehouse and locker rooms with an occupancy of 82 persons; and

WHEREAS, the applicant contends that the plant proper, which is used for the production of aluminum foil is approximately 467 ft. from Trotting Course Lane and Metropolitan avenue; that the building in question consisting of two sections used for warehouse and locker room, and toilets was completed January, 1947, and is located south of the main plant and connected to the main plant by two

corridors as indicated on plans filed with this appeal; that the work in which the employees are engaged is repetitive and monotonous; that rest periods are permitted and it is inevitable that during these rest periods employees will smoke; that it is difficult to curb surreptitious smoking; that it is therefore proposed to provide for smoking in the front portion of the locker room which is separated from the plant proper where such smoking can be controlled; that it is therefore requested that the Board permit smoking in the locker room as indicated on plans filed with this appeal.

Resolved, that the decision of the fire commissioner dated March 17, 1948 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be no smoking permitted on the premises except in the locker room as indicated on plan marked "Received April 14, 1948" and shown in conjunction with the entire building on plan marked "Received June 17, 1948"; that the doors leading from such locker room shall be fireproof and self-closing; that such signs shall be posted as the fire commissioner shall direct indicating the space where smoking is permitted; that such receptacles shall be maintained within such room for smokers' refuse as the fire commissioner shall require; that this variance shall continue only so long as the conditions are maintained as proposed and to the satisfaction of the fire commissioner.

362-48-A

APPLICANT—Frank V. Laspia, for Anthony Roccaforte, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27 Wilson avenue, northeast corner of George street (1st floor); (Block 3155, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Augusta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (362-48-A)

WHEREAS, Frank V. Laspia for Anthony Roccaforte, owner, filed April 21, 1948 an appeal from a decision of the borough superintendent, affecting premises 27 Wilson avenue, northeast corner of George street (Block 3155, Lot 1), 1st floor, Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1948 on Alt. Applic. 379-48, reads:

"1. Proposed change from one family in the rear to business use in frame bldg. in fire limits is contrary to C26-250.0 (Sect. 4.1.5) as per C26-180.0 (Sect. 2.1.3.5) of the Administrative Code."

and

WHEREAS, the applicant states that the building is 3 stories, 36 ft. in height, 25 ft. by 55 ft. 6 in. in area, of Class 4 construction, located on a lot 25 ft. by 100 ft. in area, erected about 1888 in an unrestricted use B area Class 1½ height district, and used and occupied since approximately 1888 as follows: cellar—ordinary; 1st floor—store and dwelling—1 family; 2nd floor—dwelling—two families; 3rd floor—dwelling—two families; proposed to be used and occupied as follows: cellar—ordinary; 1st floor—manufacturing ladies' blouses—20 persons; 2nd floor—dwelling—two families; 3rd floor—dwelling—two families; that the building is equipped with one 2 ft. 6 in. wide wood stairs, enclosed in partitions of wood lath and plaster, equipped with wood doors which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; that there is a fire escape at rear extending to roof by ladder and to yard by sliding drop ladder, with egress to street through open yard; and

MINUTES

WHEREAS, the applicant contends that it is intended to remove the family from the rear of store and occupy the entire first floor for manufacturing ladies' blouses; that the exterior walls facing the store, the entire store ceiling, interior partitions on both sides and partitions forming the public hall on the store side will be fire-retarded with metal lath and 1 in. Portland cement plaster; it is therefore requested that this appeal be granted; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent dated April 20, 1948 on Alt. Applic. 379-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the extension of the business area on the first floor shall be as proposed and as indicated on plans filed with this appeal marked "Received April 21, 1948," one sheet; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto.

469-48-A

APPLICANT—William I. Hohausser, for Simon Bros., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—870-874 5th avenue and 1-3 East 68th street, northeast corner (Block 1373 Lots 1 and 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Befler, John W. Pickworth, Paul Mayer and Denning Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (469-48-A)

WHEREAS, William I. Hohausser for Simon Bros., owners, filed May 20, 1948, an appeal from a decision of the borough superintendent, affecting premises 870 to 874 5th avenue and 1-3 East 68th street, northeast corner (Block 1373, Lots 1 and 4), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1948, on N.B. Applic. 9-46, reads:

"1. Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or inspection agency representing owner, or licensed architect or licensed engineer in accordance with Rule 9 of Bd. of Stds. & Appeals Rules for Welding—This agency to be acceptable to borough supt., application does not show acceptable agency."

and

WHEREAS, the applicant states that the proposed building will be 18 stories and penthouse, 177 ft. 11 in. in height; 100 ft. by 176 ft. 5 in. in area, of Class 1 construction, on a lot 100 ft. by 200 ft. in area, in a residence use B area, Class 1½ height district and used and occupied as a Class A multiple dwelling, 94 apartments and 15 doctors' offices; that the building will be equipped with a one source sprinkler system, a standpipe system, two interior 3 ft. 8 in. steel and concrete stairs; masonry enclosed, equipped with fireproof self-closing doors, leading from roof to street; and

WHEREAS, the applicant contends that tests were made on Gritcrete panels without attaching trusses to the supports; that Gritcrete panels are designed on the basis of simple spans and moments and shears are computed on this assumption; that welding of trusses to the principal beams was suggested by Weiskopf & Pickworth as security for the spacing of trusses and for the protection of the workmen during the placing of the Gritcrete; that no calculated stresses are to be transmitted by the welding; that in the substitution of round bars for the original top

chord angles the tests were made without the ½ in. sq. bar connecting the top chords of the trusses; that provision of the ½ in. square bar was proposed by Weiskopf and Pickworth as a construction expedient only; that once the Gritcrete has been poured the half-inch square bar connecting the top chords of the trusses and all of the welding have fully performed their functions; that there is no necessity for any more rigid inspection that will be performed by having the welding under the supervision of an engineer of the Aerocrete Corp. of America as described in the resolution adopted by the Board under Cal. 962-39-SM; and

WHEREAS, the Board deemed that there was no basis for varying the requirements of approval under Cal. 962-39-SM nor to waive any requirements of the rules.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

493-48-A

APPLICANT—Robert Gottlieb, for Max Fisher, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1087-1093 Southern boulevard, west side, 328 ft. north of Westchester avenue, (Block 2727, Lot 45-48), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (493-48-A)

WHEREAS, Robert Gottlieb for Max Fisher, owner, filed May 25, 1948 an appeal from a decision of the borough superintendent affecting premises 1087-1093 Southern boulevard, west side, 328 ft. north of Westchester avenue (Block 2727, Lots 45 to 48), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated May 20, 1948 on amendment to Alt. Applic. 503-47 reads:

"1. Provide two (2) means of egress, as per Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 24 ft. in height, 160 ft. by 56 ft. in area, of class 3 construction, erected in 1924, located on a lot 160 ft. by 100 ft. in area, in a business use B area class class 1½ height district, used and occupied since 1942 as follows: cellar—storage and boiler room—no persons; 1st floor—stores—10 persons; 2nd floor—billiard room—100 persons; proposed to be used and occupied: cellar—same; 1st floor—stores and manufacturing (needle trades)—15 persons; 2nd floor—manufacturing (textile printing)—10 persons; that the building is equipped with one 6 ft. wide iron stairs, fireproof enclosed, equipped with fireproof self-closing doors, leading direct to street but not to roof, and one exterior stairs at rear leading to roof by stair and to yard by stair with egress through gate in fence and passage in stairhall to street; that window and door openings on the course of the fire escape are fireproof self-closing; that the building to the north is one story and the south one story in height; and

WHEREAS, Violation 2298-46 was issued for changing the use of the 2nd floor from meeting rooms to factory; and

WHEREAS, the applicant contends that C. O. 187-24 was issued for stores on the 1st floor, 120 lb. liveload and billiard room on the 2nd floor, 120 lb. liveload; that the building has a 6 ft wide fireproof enclosed stairs leading direct to street and a passage of fireproof construction leads to yard; that a 4ft. wide screened exterior stairs leads from 2nd floor to yard and to roof; that the adjoining buildings

MINUTES

are one story in height; that the 2nd floor has been used for a factory for the past several years; that a variation of section 270 of the Labor Law is requested to accept the existing stairway as substantial compliance as the occupancy is much less than the original billiard room and the work carried on is of a non-hazardous nature.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on amendment to Alt. Applic. 503-47, Objection 1, and that the application be and it hereby is *granted on condition* that the primary means of exit from the second floor consisting of an exterior iron stair as shown on plans filed with this application marked "Received May 25, 1948," two sheets, shall be maintained; that exit from such secondary means of exit shall be across the open rear yard to a gate in the fence as indicated; that a letter shall be filed with the borough superintendent signed by the adjoining owner permitting exit through such gate; that the occupancy of the 2nd floor shall be limited to that permitted for the one primary means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

527-48-A

APPLICANT—William I. Hohausser, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by East 174th street, Harrod avenue and Bronx River avenue (Blocks 3886, 3887, 3888 and 3889, Lots-all); Borough of The Bronx (Bronx River Houses).

APPEARANCES—

For Applicant: Irving Belfer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (527-48-A)

WHEREAS, William I. Hohausser, for New York City Housing Authority, owner, filed May 25, 1948 an appeal from a decision of the borough superintendent, affecting Bronx River Houses, Blocks 3886 to 3889 inclusive, bounded by East 174th street, Harrod avenue and Bronx River avenue, Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated May 11, 1948 on N. B. Applications 258-266 of 1948 inclusive reads:

"1. Least dimension of principal reinforced columns should be 12 inches. Plan calls for 11½". Same is contrary to Section 8.5.26.1 (a) 1."

and

WHEREAS, the applicant states that the buildings in question will be 14 stories, 120 ft. 6 in. in height, 168 ft. 4¾ in. by 96 ft. 7 in. in area, of class 1 construction, located in a residence use B and D area class 1¼ height district and occupied as class A multiple dwellings; and

WHEREAS, the applicant contends that Section 8.5.26.1 provides that principal reinforced concrete column in buildings shall have a minimum total thickness of 12 inches; that the American Concrete Institute on February 20, 1941 adopted standard regulations for reinforced concrete as a result of a study made by the Joint Committee of the American Concrete Institute; that these standards reflect later thinking in the field of reinforced concrete than the building code which has been in force since 1938; that section 1101 of the A.C.I. regulations states in part, "Principal columns in buildings shall have a minimum diameter of 12 inches, or in the case of rectangular columns, a minimum thickness

of 10 inches, and a minimum gross area of 120 square inches;" and

WHEREAS, the applicant states that it is proposed to use principal columns having a minimum dimension of 11½ in., square columns having, therefore, a gross area of 132 sq. in.; and

WHEREAS, the applicant contends that the minimum dimension and minimum area proposed are above the minimum adopted by the American Concrete Institute; that the reinforcing design of the columns is based on the actual cross sectional area; that the use of 11½ in. columns will prove more economical and practicable because of the elimination of waste in the construction of forms and by providing more available space; that in view of the fact that the recommended practices adopted February 20, 1941 by the American Concrete Institute are generally accepted in structural design, it is requested that this appeal be given favorable consideration.

Resolved, that the decision of the borough superintendent dated May 11, 1948 on N. B. Applications 258 to 266-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the construction shall be substantially as proposed and shall be designed in accordance with the foregoing statement.

577-48-A

APPLICANT—Francis Y. Joannes, for Young Women's Christian Association, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-206 East 77th street, south side, 105 ft. east of 3rd avenue (Block 1431, Lot 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Francis Y. Joannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative (

THE RESOLUTION (577-48-A)

WHEREAS, Francis Y. Joannes, Young Women's Christian Association of the City of New York, owner, filed June 16, 1948, an appeal from a decision of the borough superintendent, affecting premises 204-206 East 77th street, south side, 105 ft. east of 3rd avenue (Block 1431, Lot 43), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 8, 1948, on N.B. Applic. 155-47, reads:

"22. Provide a fire tower in accordance with Sections 6.1.2.2.3 and 6.5.1 and 6.5.2 Code."

and

WHEREAS, the applicant states the building will be 9 stories, 89 ft. 9¼ in. in height; 40 ft. by 92 ft. 2 in. in area at 1st floor; 40 ft. by 82 ft. 2 in. in area at typical floor, of Class 1 construction; located in a business use, B area, Class 1½ height district, on a lot 40 ft. by 102 ft. 2 in. in area, and proposed to be used and occupied — cellar, 1st, 2nd, 3rd and 4th floors — craft school, 48 persons in the cellar, 35 on the 1st, 33 on the 2nd, 31 on the 3rd; 34 on the 4th; 5th to 8th floors, inclusive, single bedrooms, 13 persons on the 5th, 6th and 7th, 12 persons on the 8th and 8 persons on the 9th floor; that the building will be equipped with a voluntary sprinkler system in a portion of the building to protect against special hazards; that a fire alarm system will be installed and fire drills will be maintained; that there will be two 3 ft. 8 in. wide steel stairs, enclosed in 6 in. concrete blocks, plastered both sides, equipped with 1½ hour hollow metal self-closing doors leading from roof bulkhead direct to street and one fire escape at the rear leading from 2nd floor setback to yard by stairs with fire-proof doors and windows on its course; and

MINUTES

WHEREAS, the applicant contends that the building will be occupied for classrooms for craft students from cellar to 4th floors inclusive, with access to the existing studio club building to the east at the cellar and 1st floor level and for single bedrooms on the 5th to 9th floors inclusive with access to the studio club building to the east at each bedroom floor level through fire doors to the corridors of the studio club building to the east; and

WHEREAS, the applicant contends that preliminary drawings were filed June 18, 1947 and showed two interior stairs; that these plans were examined under the Multiple Dwelling Law and disapproved July 23, 1947, with no comment on the stairs; that revised plans were submitted and disapproved July 23, 1947; that there was no comment on the stairs; that preliminary working drawings were started on November 12, 1947 and filed February 27, 1948, disapproved April 11, 1948 with no comment on stairs except for minor matters; that on May 21, 1948, amendment was disapproved with no comment; June 3, 1948 amendment was disapproved containing no comment regarding stairs; that the file was turned over to the Building Code examiner June 3, 1948; and

WHEREAS, objection was received June 8, 1948, requiring a fire tower; that the matter of the fire tower had been overlooked by the previous examiner ever since the first filing; that the borough superintendent's contention is that the building is a 9 story school building and therefore a fire tower is required; that the plumbing plans, standpipes, sprinklers, mechanical ventilation, fire alarm system, watchman's clock system have all been approved by the Departments interested; that the structural steel plans have been filed but not acted upon; that construction drawings and specifications are complete; that plumbing, heating and ventilating and electric drawings are complete and mechanical drawings have been approved; that proposals were received from contractors May 12th and the owners are ready to award contracts upon receipt of the permit; that the substitution of a fire tower in place of an interior stair entails revision of practically all construction, structural steel and mechanical drawings and specifications and at this late date places an unnecessary and unjust burden upon the owners; that it is therefore requested that the owner be not required to provide a fire tower in place of interior stairs as shown on plans filed.

Resolved, that the decision of the borough superintendent dated June 8, 1948 on N.B. Applic. 155-47, Objection 22, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the two stairways proposed and indicated on plans filed with this appeal marked "Received June 16, 1948," ten sheets, and the access doors to the adjoining building under the same ownership at each floor level except the 2nd, 3rd and 4th floors shall be maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

798-47-A

APPLICANT—Allen A. Blaustein, for Upanin Hotel Inc., owner.

SUBJECT—Application reopened and restored to calendar, June 15, 1948 re Appeal from a decision re an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 131, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Allen A. Blaustein, and Louis E. Jallade.

For Administration: Thomas A. Larkin, Fire Dep't. and Henry G. Phenev, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 2 P.M. for inspection and report by the Housing Division as to whether the building complies with Section 66 of the Multiple Dwelling Law.

352-48-A

APPLICANT—111 John St. Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: L. Gustam Moses and John G. Turnbull.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 P.M. at the request of the applicant to report to the Board as to the status of the proposed reconstruction of the building to reduce it to two stories.

419-48-A

APPLICANT—Lama & Proskauer, for William J. McAuvic, et al., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-41 to 56-47 148th street, northeast corner of North Hempstead Turnpike (ground floor); (Block 5175, Lots 1 to 20 inc., Lots 22 to 30 inc. and Lots 32 to 38 inc.), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Lynn G. Good-nough and Harry D. Burchell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal placed on Reserve Calendar, pending the filing of a new decision of the borough superintendent as to houses and garages and the filing of an application for a zoning variance, if necessary.

492-48-A

APPLICANT—Robert Gottlieb, for Goldman Yarn Stores, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway, (Block 2919, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 2 P.M. for inspection and decision by the Board.

494-48-A

APPLICANT—Robert Gottlieb, for Tri-Reb Holding Corporation owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor) (Block 2980, Lot 8) Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 2 P.M. for inspection and decision by the Board.

369-48-A

APPLICANT—Norman Lederer and Leonard Joseph, for Catherine F. Moran, owner.

SUBJECT—Application reopened June 2, 1948—re Appeal from a decision of the borough superintendent (previously denied).

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PREMISES AFFECTED—181-183 Beach 98th street, west side, 225.4 ft. south of Rockaway Beach boulevard (1st floor); (Block 637, Lot 54), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

562-48-A

APPLICANT—Adolph H. Knappe, for St. Martin of Tours R.C. Church, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—North side of Crotona avenue 502 ft. east of Garden street, (Block 3084, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: A. H. Johnson, Robert Easterly, Adolph H. Knappe, F. D. O'Connell and Rev. Denis O. Blake.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

ZONING APPLICATIONS

601-37-BZ

APPLICANT—Peter H. Brandt, for Fred F. French Investing Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, permitting in a residence use district, the alteration and conversion of occupancy of an existing residence building to business use (executive management office).

PREMISES AFFECTED—332-334 East 42nd street, south side, 341 ft. 8 in. east of 2nd avenue (Block 1334, Lots 38 and 38½), Borough of Manhattan.

APPEARANCES—

For Applicant: Peter H. Brandt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (601-37-BZ)

WHEREAS, this application under section 21 of the zoning resolution to permit in a residence use district the alteration and conversion of occupancy of an existing residence building to business use (executive management office), affecting premises 332-334 East 42nd street, south side, 341 ft. 8 in. east of Second avenue (Block 1334, Lot 38 and 38½), Borough of Manhattan, was granted by the Board on March 8, 1938, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, the previous variance expired on March 8, 1943 and the use continued without an extension of the variance; and

WHEREAS, the borough superintendent had rendered a decision dated June 17, 1948, reading:

"A temporary certificate of occupancy #23654 to expire March 8, 1943 was approved by the Board of Standards and Appeals under Resolution 601-37-BZ.

Before a new certificate of occupancy can be issued by this department the approval of the Board of Standards and Appeals is required."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted March 8, 1938, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a temporary term of five years from the date of this amended resolution, on condition . . ."

834-41-BZ

APPLICANT—Max Horn, for Robert Smith, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—101 Beach 61st street, west side, 566 ft. south of Larkin avenue (Block 354, Lot 75), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (834-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 101 Beach 61st street, west side, 566 ft. south of Larkin avenue (Block 354, Lot 75), Arverne, Borough of Queens, was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on July 25, 1944 and July 9, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the applicant has filed an authorization of the new owner, Robert Smith.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 28, 1942, as amended by resolutions adopted through July 9, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for the parking and storage of motor vehicles, on condition that other than as herein amended the conditions of the resolution adopted April 28, 1942, shall be complied with; and that a certificate of occupancy shall be obtained. (Misc. Applic. 7630-41)."

479-44-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Samuel Benenfeld, owner.

MINUTES

SUBJECT—Application for consideration — reopening and amendment of resolution — re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from public garage for more than five motor vehicles and oil selling station to gasoline service station, motor vehicle repair shop and auto showroom.

PREMISES AFFECTED—38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and Daniel Feldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (479-44-BZ)

WHEREAS, this application under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district, the extension in height of a building now used as a garage for more than five motor vehicles and the conversion of occupancy from a garage for more than five motor vehicles and a gasoline service station to a factory, affecting premises 38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 632, Lot 30), Edgemere, Borough of Queens, was denied by the Board on October 24, 1944; and

WHEREAS, an application for consideration under sections 7e and 7i of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for more than five (5) motor vehicles and oil selling station to gasoline service station, motor vehicle repair shop and auto showroom; was granted by the Board on March 30, 1948 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 30, 1948, by adding thereto:

"... that two additional doors may be constructed on the front wall of the building as indicated on revised plan, marked 'Received June 8, 1948' and lubricating and front end racks installed as thereon shown, provided the parts department at the rear of such racks is reduced so as to leave a space of not less than 30 feet from the parts department to the front wall of the building (Alt. Applic. 3269-47)."

97-47-BZ

APPLICANT—Lama and Proskauer, for Waxman Holding Corp., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution — re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, a gasoline service station, brake testing, wheel alignment, lubricatorium, parts department and motor vehicle repair shop and the erection of a building for storage of lumber trim, manufacture and assembly of trim and a material yard for the sale and display of masonry, plumbing and roofing materials.

PREMISES AFFECTED—13-21 Neptune avenue, north side, 10.53 ft. east of East 13th street and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (97-47-BZ)

WHEREAS, this application, under sections 7f and 7i of the zoning resolution, permitting in a residence and business use district, for a term of twenty (20) years, the erection of a building to be used as a public garage for more than five (5) motor vehicles, the erection and maintenance of a gasoline service station, brake testing, wheel alignment, lubricatorium, parts department and a motor vehicle repair shop and the erection of a building to be used for the storage of lumber and trim, the manufacturing and assembly of trim and a material yard for the sale and display of masonry, plumbing and roofing materials, affecting premises 13-21 Neptune avenue, north side, 10.53 ft. east of East 13th street and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn, was granted by the Board on July 8, 1947, on certain conditions; and

WHEREAS, the resolution was amended on November 25, 1947 and January 13, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 8, 1947, as *amended* by resolutions adopted through January 13, 1948, by adding thereto:

"... that the general arrangement of the building and uses may be as proposed on plans marked 'Received May 28, 1948', one showing conditions under the Board's resolution and the other showing proposed conditions, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with the resolutions as heretofore adopted."

1112-22-BZ

APPLICANT—West 25th Street Garage, Inc., owner.

SUBJECT—Application reopened May 6, 1947 as Vol. II —re amendment of resolution to permit manufacturing on 2nd floor of garage—re Application (decision of the borough superintendent), previously granted by the Board, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—2171 Amsterdam avenue, northeast corner of West 167th street (Block 2112, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Arthur A. Mardin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution of reopening dated May 6, 1947, rescinded in view of filing of new application for a different proposal.

THE VOTE TO RESCIND RESOLUTION OF MAY 6, 1947.

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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1112-22-BZ

APPLICANT—Harry M. Prince, for West 25th Street Garage, Inc., owner (Shamrock Motors, Inc., lessee).

SUBJECT—Application for consideration — reopening as Vol. III re additional use — re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a garage for more than five motor vehicles with additional use of 2nd floor as motor vehicle repair shop, (garage was previously acted upon by the Board).

PREMISES AFFECTED—2169-2175 Amsterdam avenue and 463-471 West 167th street, northeast corner (Block 2112, Lots 1-5), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Arthur H. Mardin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

982-39-BZ

APPLICANT—Paul Friedman, for Chapmald Realty Corp., owner.

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) previously denied under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—406-420 West 55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 42 and 141), Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

513-47-BZ

APPLICANT—Lama and Proskauer, for Yetta Muntner, owner (Fabrikid Glove Co., lessee).

SUBJECT—Application for consideration—reopening re change of proposal—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue.

PREMISES AFFECTED—883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway and 834-836 Broadway (Block 1579, part of Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 20, 1948 at 10 a.m., to permit two publications in the Bulletin, waiving notice to affected owners and new photographs.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIAL AND APPLIANCES SUBMITTED FOR APPROVAL

88-27-SA

APPLICANT—Hauck Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Hauck Venturi Improved Proportioning Oil Burner (previously approved under name of Hauck Venturi Low Pressure Oil Burner).

APPEARANCES—

For Applicant: Charles W. Hanlon.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (88-27-SA)

WHEREAS, Hauck Manufacturing Company filed, January 28, 1927, a petition with the Board of Standards and Appeals for approval of the appliance known as the Hauck Venturi Low Pressure Oil Burner; and

WHEREAS, this appliance was approved by the Board February 28, 1928; and

WHEREAS, this application was amended December 16, 1941 so as to include the approval of the Hauck Venturi Improved Proportioning Oil Burner; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 28, 1928, as *amended* by resolution adopted December 16, 1941, by adding thereto:

“ . . . that all burners installed in New York City after this date shall bear a label, reading ‘Approved for use in New York City by the Board of Standards and Appeals under Cal. 88-27-SA.’ ”

125-47-SM

APPLICANT—Samuel Cohen, for World Steel Products Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re World ¾ Hr., 1 Hr. and 1½ Hr., Panel Type Kalamein and Hollow Metal Doors (previously approved).

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Application reopened for amendment of resolution as to design.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

422-47-SA

APPLICANT—The Liquid Carbonic Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re The Liquiflow CO₂ Receiver (previously approved).

APPEARANCES

For Applicant: William R. Distasio and Fred C. Siefeld.

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ACTION OF BOARD—Application reopened for amendment of resolution as to additional model.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

1180-40-SA

APPLICANT—Central Automatic Sprinkler Co., owner.

SUBJECT—Application reopened and restored to calendar December 7, 1943—re Central Electrically Operated Deluge System (sprinkler system); (previously dismissed for lack of prosecution).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

Adjourned 5:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 25, 1948, as they appeared in Bulletin No. 22, Vol. 33, are hereby corrected to read as follows:

315-48-A

APPLICANT—The S. S. White Dental Manufacturing Co., owner.

SUBJECT—Application for consideration re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—100 Johnston Terrace, south side, 320.49 ft. east of Segune avenue (open yard area); (Block 6660, Lot 1), Prince's Bay, Borough of Richmond.

APPEARANCES—

For Applicant: W. P. Uhler, E. A. Jamison, W. H. Kramer and E. L. Johnson.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinea 3
Negative 0
Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (315-48-A)

WHEREAS, S. S. White Dental Manufacturing Co., owner, filed April 2, 1948 an application for recommendation to the Commissioner of Marine and Aviation, relating to premises 100 Johnston Terrace, south side, 320.49 ft. east of Segune avenue (Block 6660, Lot 1), Prince's Bay, Borough of Richmond; and

WHEREAS, the decision of the Commissioner of Marine and Aviation dated March 24, 1948, No. 29527, reads:

"On September 4, 1947 you applied for a permit to install an above-ground tank of 18,000 gallon capacity for the storage of liquid propane at 100 Johnston Terrace, Staten Island.

"On March 9, 1948 the Fire Department notified us that the proposed installation has been denied.

"In view of the action taken by the Fire Department, we must, therefore, deny the request for a permit."

and

WHEREAS, the applicant has filed, for the information of the Board, a copy of a decision dated March 3, 1948 by the fire commissioner, reading as follows:

"The Fire Commissioner has considered the application for the installation of one 15,000 gallon, and one 3,000 tank for the storage of propane. The application has been denied.

"As provided by law, an appeal from this decision may be taken to the Board of Standards and Appeals within 30 days of this date."

and

WHEREAS, the applicant states that the proposed tank will be 8 ft. in diameter by 51 ft. 3 in. in length, 10 ft. 9 in. in height above grade on a footing 60 ft. by 16 ft. in area, located in an unrestricted use A area Class 1½ height district, and used for the storage of 18,000 gallons of propane; and

WHEREAS, the applicant contends that a permit was requested to replace the present 6,000 gallon storage tank with an 18,000 gallon storage tank as this equipment is essential to the operation of the plant and is required to safeguard the owner's manufacturing operations; that there is an existing 5,000 gallon propane tank plus 1,000 gallon expansion space or a total volume of 6,000 gallons now in operation; that this system was installed in 1939 and has been in continuous satisfactory service since then; that since the installation of this tank the use of propane has increased from 5,700 liquid gallons per month to over 8,000 gallons per month and in some months to over 10,000 gallons; that with the existing storage capacity approximately two weeks' reserve supply could be maintained if the tank was kept full at all times, which is impractical; that the plant has been close to shutting down operations due to delayed deliveries; that it is essential that the proposed equipment be provided as no other fuel gas source is available from either city or private ownership; that the nearest public utility is the New York and Richmond Gas Company whose franchise and services at the present time extend only to Arden Avenue and Hyland boulevard, Great Kills, a distance of 3.2 miles from the plant; that there are no existing plans for extending this service to the plant; that the location of the proposed 18,000 gallon propane storage tanks is on the existing company property as indicated on plans filed; that the storage tank which it is proposed to use was constructed and tested in accordance with Paragraph U69 of the Unfired Pressure Vessel Code of the American Society of Mechanical Engineers, and the new tank and installation will be in strict accordance with the rules and regulations of the National Board of Fire Underwriters, Pamphlet 58; that the installation has the approval of the Associated Factory Mutual Fire Insurance Companies and will be installed under the direct supervision of the Phillips Petroleum Company's engineers; that the operation of the installation will be the same as the existing installation; that propane vapor will be drawn directly from the tank through existing piping installations and carburetor which delivers the Propane-Air mixture to the various operating departments at 550 B.T.U. and 2 lbs. pressure; that this is similar to ordinary city gas installations; that tank pressure under normal working conditions is from 138 lbs. per sq. in. at 81 deg. F. to 35 lbs. at 10 deg. F.; that the propane vapor is reduced in pressure at the tank through regulators now in use to approximately 25 lbs. per sq. in. and the vapor at this pressure is delivered to the second stage regulators in an existing carburetor house where it is reduced in pressure to a 5 in. water column; that the carburetor reduces the vapor to zero pounds per sq. in. pressure and draws in a pre-determined mixture of propane vapor and air compresses it to 2 lbs. per sq. in. at which it is delivered to the various operating departments in the plant; that the location of the proposed tank and engineering details were discussed with the Fire Department and the Department of Marine and Aviation; that the owner has agreed to conform to all regulations and modifications of the installation as suggested by the various city departments having jurisdiction; that the storage tank will be protected by safety devices required by the National Board of Fire Underwriters, Pamphlet 58; that the tank of 15,000 gallon propane capacity plus 3,000 gallon expansion space or a total volume of 18,000 gallons is a small installation and will provide under normal conditions

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of use, an average storage capacity for approximately six weeks when filled and an average storage capacity for approximately only two weeks during peak operations; that the installation will be in a sparsely populated area and not adjacent to any other large factory installation; that with proper recognition of the hazards and with reasonable safety precautions the hazard of handling propane is minor; that the applicant will agree to any reasonable safety precautions which may be required.

Resolved, that the Board of Standards and Appeals does hereby *recommend* to the Commissioner of Marine and Aviation that a permit be granted for the installation of the 18,000 gallon tank as proposed for the storage of not over 15,000 gallons of propane, with a capacity of 3,000 gallons unused, to provide for expansion, on condition that it shall be installed substantially as proposed and indicated on plans filed, marked "Received April 2, 1948" (3 sheets), on condition that the recommendations of the Acting Deputy Chief Inspector of the Fire Department, dated January 27, 1948, as recorded in Fire Department Folder No. 913M100.32 be complied with and that the fire-fighting equipment shall be of the type as proposed therein, or of the foam type as the Fire Commissioner shall determine and require; that the installation shall be in accordance with the plan which shall be filed with the fire commissioner and shall be installed and maintained to his satisfaction; that the existing 6,000 gallon propane tank shall be removed from the premises and the new tank installed as proposed, surrounded by a dike 2½ feet in height and of satisfactory thickness; that all piping valves and equipment shall be protected from damage by mechanical injury to the satisfaction of the fire commissioner and installed to his satisfaction; and that in all other respects the installation shall be made to comply with all laws, rules and regulations applicable thereto.

* Correction—The words "15,000 gallon tank as proposed for the storage of propane" deleted in line 110 of the resolution and the above corrected wording as indicated in italics, substituted therefor.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 17, 1948, as they appeared in Bulletin No. 8, Vol. 33, are hereby corrected to read as follows:

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application reopened January 20, 1948, for consideration as to amendment of resolution—Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, location of boiler house in residence district, and the location of a gasoline service station in a business use district.

PREMISES AFFECTED—Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716, 7075-7077, 7080-7082, 7092-7094, 7098-7105, 7114-7122, 5723 and 7138 and 7146), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: O. L. Nelson and Thomas Christiano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (299-47-BZ)

WHEREAS, this application under sections 7c, 7A and 21 of the zoning resolution, to permit the parking of motor vehicles accessory to stores, business buildings in the residence use district and store fronts facing on 188th street and other streets solely within the property, and a boiler house used to furnish heat and domestic hot water solely for buildings, and garages solely for the storage of motor vehicles belonging to the residents in the project, affecting premises: Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses): (Blocks 5712-5716; 7075-7077; 7080-7082; 7092-7094; 7098-7105; 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens, was granted by the Board on July 1, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 20, 1948, and set for hearing on February 17, 1948 at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1947 re N.B. Applic. 881-47, reads:

"1. The use of the above located premises for a storage garage, motor vehicle repair shop and business use is contrary to article 2, section 3 of Zone Resolution and Section 60 of M.D.L."

and

WHEREAS, in the opinion of the Board there should have been no objection made at this time under Section 60 of the Multiple Dwelling Law in view of the permit having been issued for the construction of the garage.

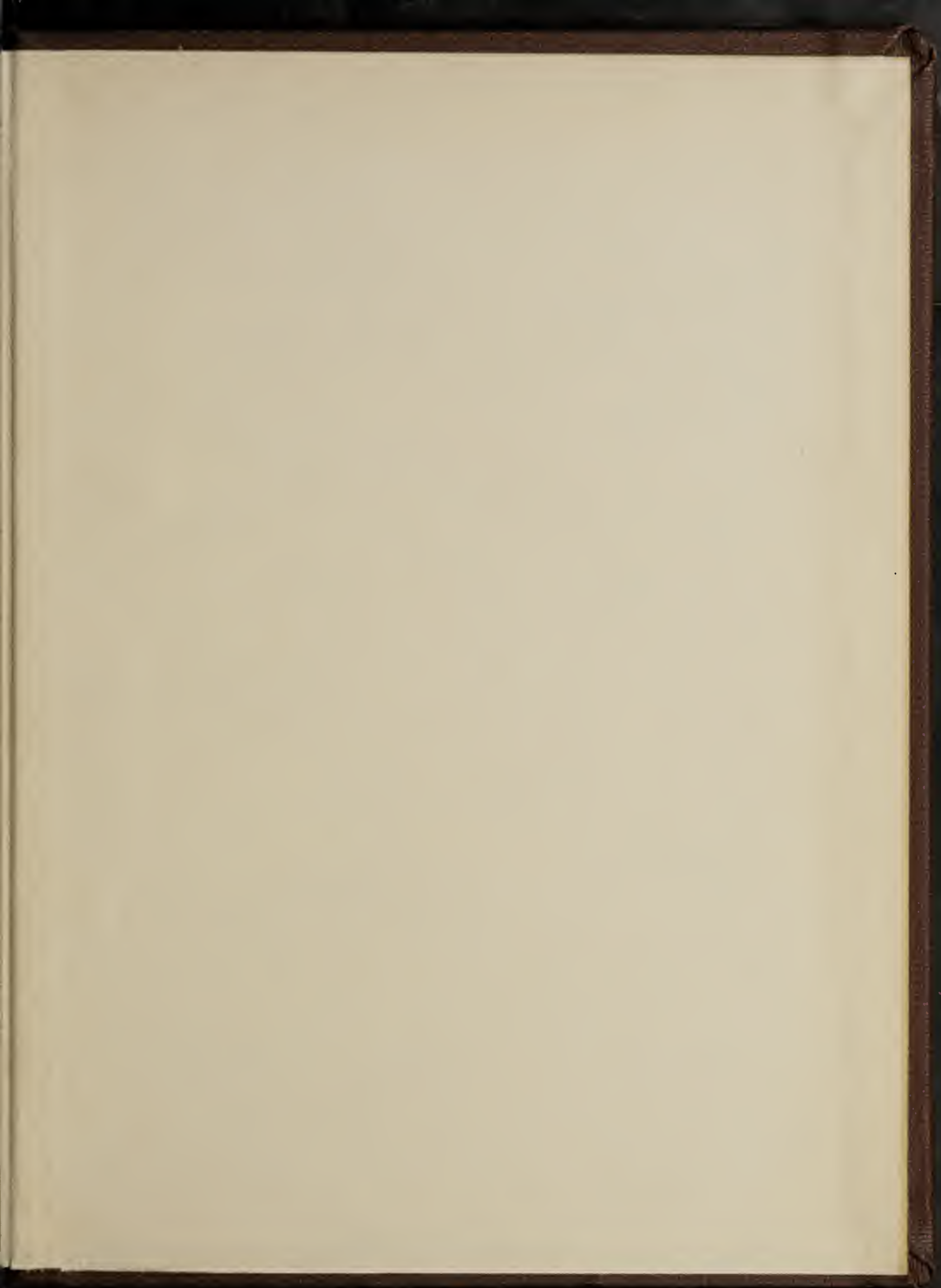
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1947, by adding thereto:

"... that the garage marked on plans filed with this appeal as No. 202, such plans being marked 'Received December 19, 1947,' 3 sheets, may contain services as proposed consisting of four twin gasoline pumps and eight 550 gallon storage tanks and also a space within the garage for the washing, polishing, greasing of cars and repairing with hand tools only, on condition that no signs shall be erected on the garage building other than the necessary directional signs; that the installation of tanks and pumps shall comply in all respects with all laws, rules and regulations applicable thereto, and that such portable fire fighting appliances shall be maintained within the area as the fire commissioner shall direct."

* Correction—The date "December 13, 1947" changed to "December 19, 1947," in line 40 of the resolution and the word "six" changed to "eight" in line 42 of the resolution.

NOTICE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.



UNIVERSITY OF ILLINOIS-URBANA
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